

‘LAKE HOUSE’

2581 Lake Avenue, Miami Beach, FL

Miami Beach Design Review Board
August 3, 2021



Neighborhood Outreach



No.	Property Address	Owner	Status of Outreach
1	1401 W 27 Street	Jeffrey Zalaznick 1998 Trust – Barbara Zalaznick Trustee	Letter in support attached
2	2575 Lake Avenue	Lawrence R Hyer Living Trust – Lawrence R. Hyer Trustee	Letter and plans hand delivered. No response.
3	1400 W 27 Street	Ivelyn Giro Cortinas	Letter and plans hand delivered. No response.

July 29, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0672** – Single-Family Home at 2581 Lake Avenue, Miami Beach
Letter of Support

Dear Board Members:

I live at 1401 W 27 Street, Miami Beach, Florida, and I am the westerly neighbor to Mr. and Mrs. Levine’s property at 2581 Lake Avenue. I had a conversation with the Levines and had the opportunity to review plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant’s new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by:

2BEF896D632F496...
Signature

Ali Zalaznick
Print name

Site [macro scale]

Islands in the Bay...



MIAMI BEACH ARCHIPELAGOS



1925 Vision for Venetian Causeway



SUNSET ISLANDS

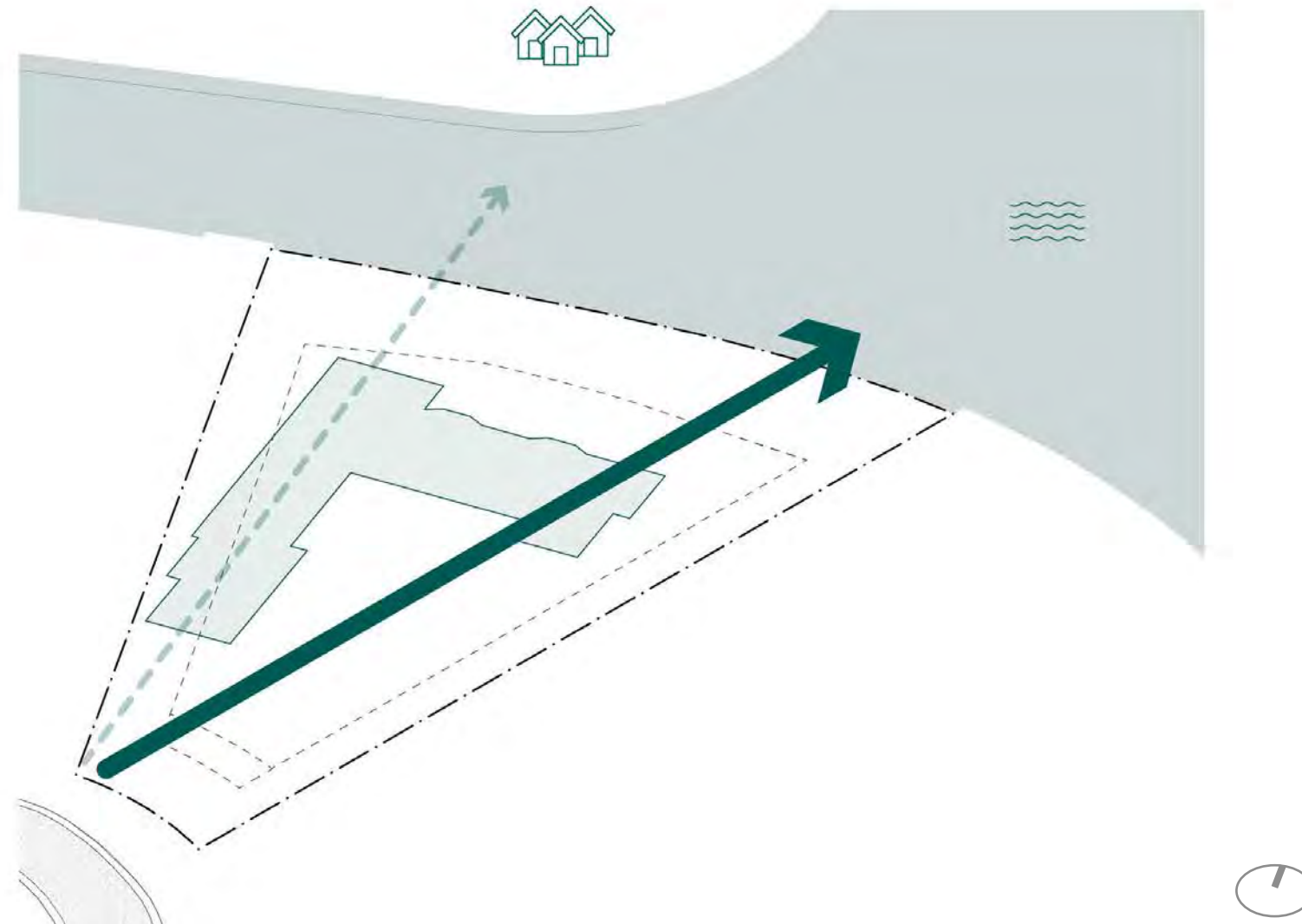
Site [micro scale]



2581 Lake Avenue

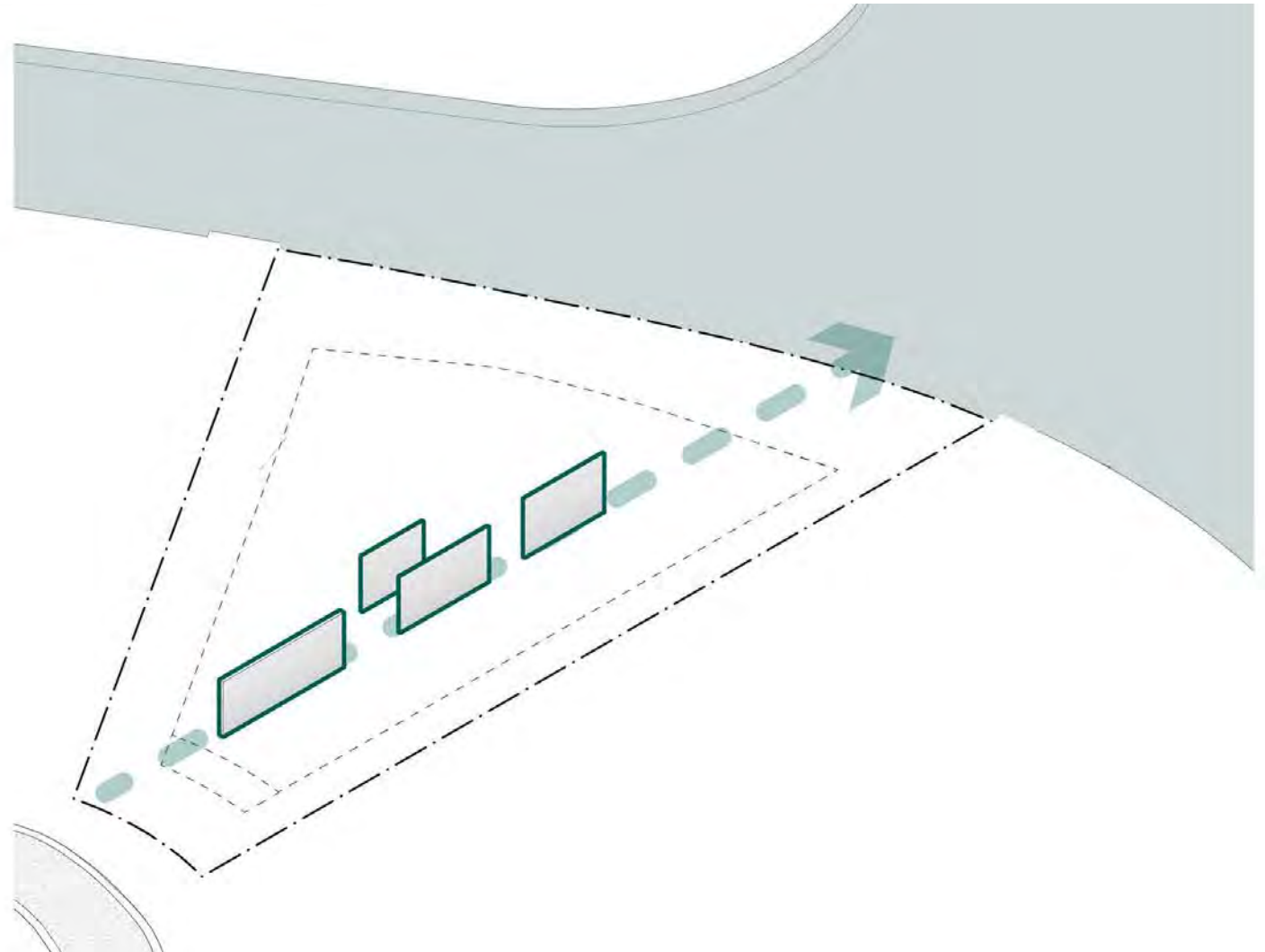


Massing [design intent]



ORIENTATION [views]

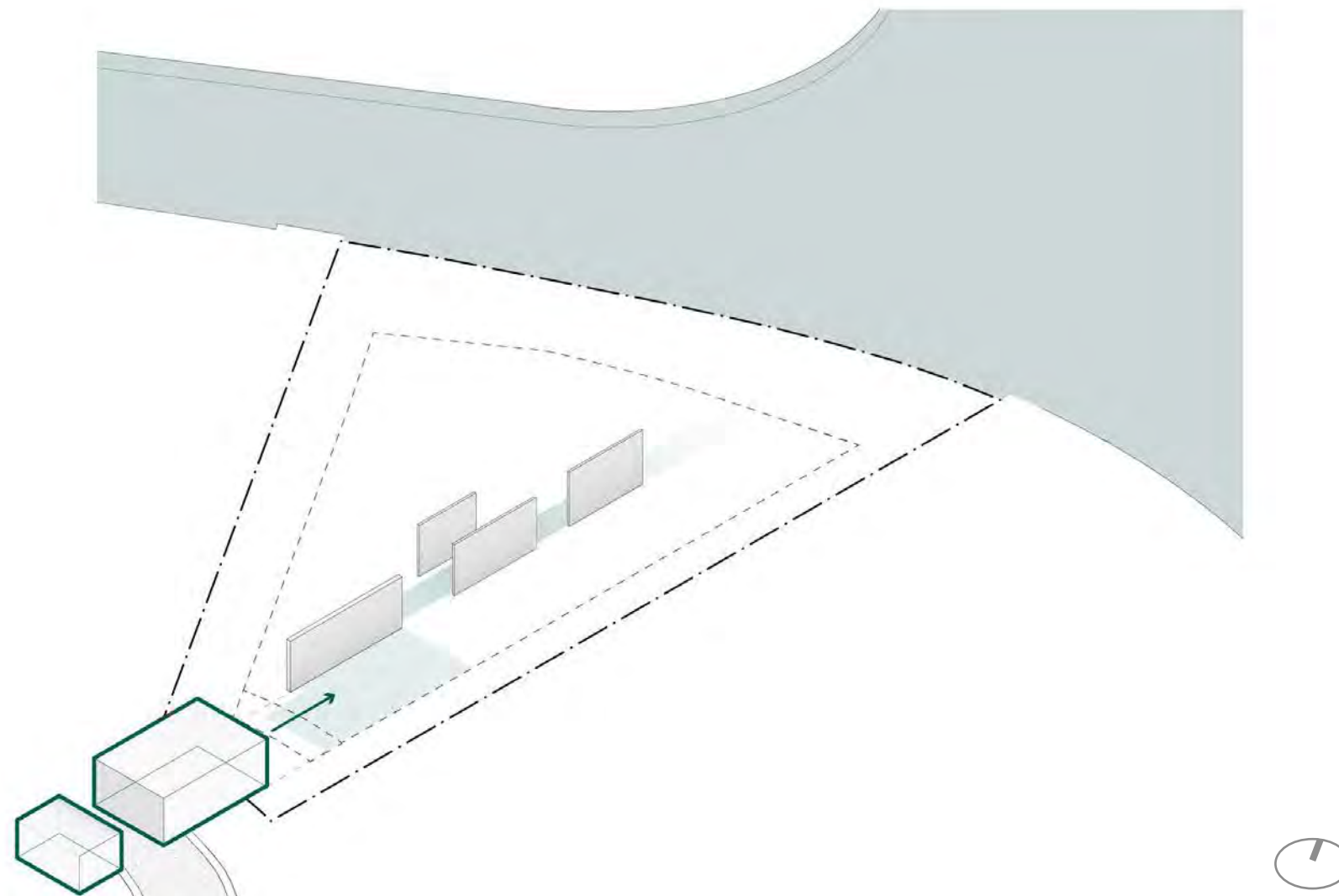
Massing [design intent]



BRIDGE [gallery]

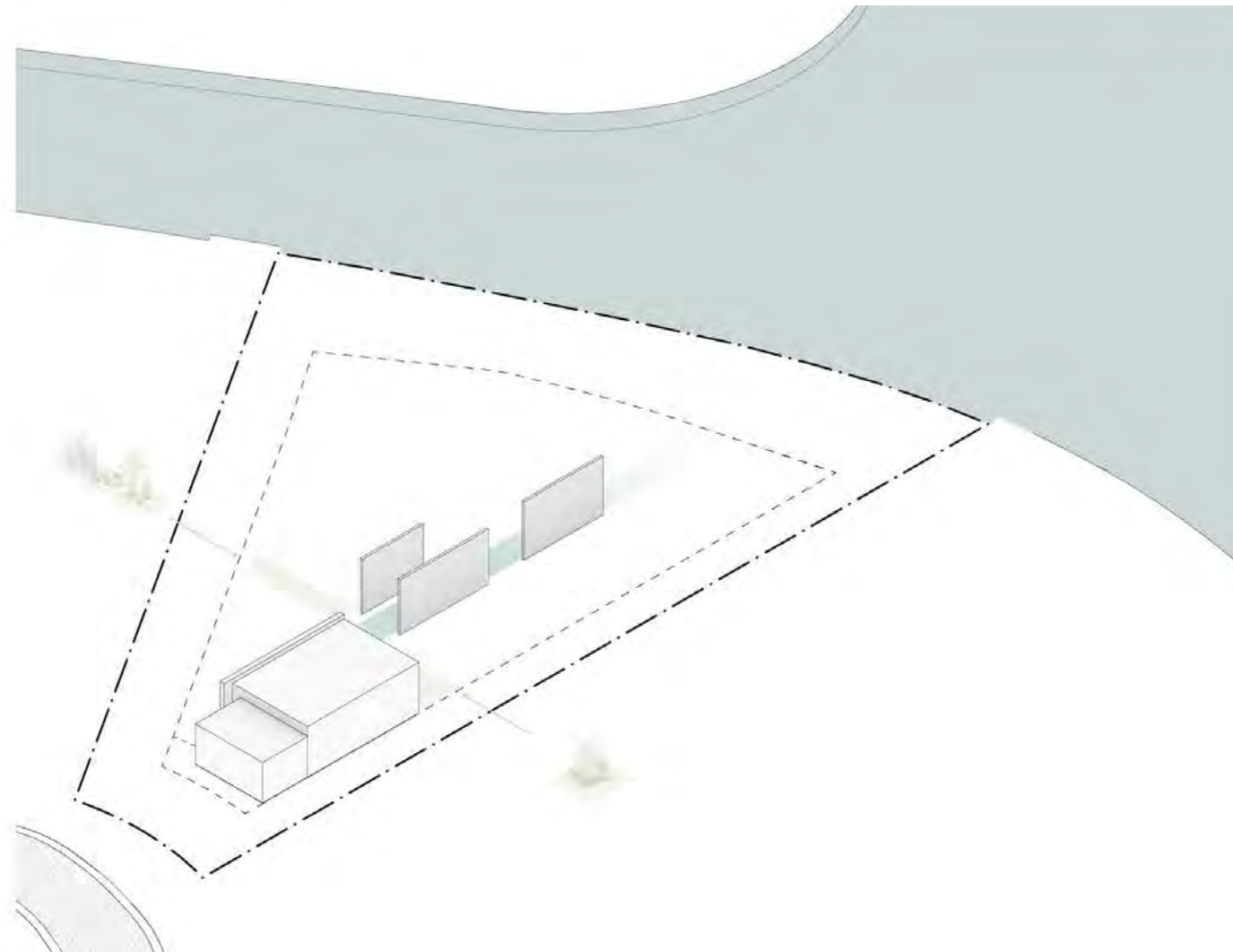
KoDA

Massing [design intent]



ISLANDS [programmatic pavilions]

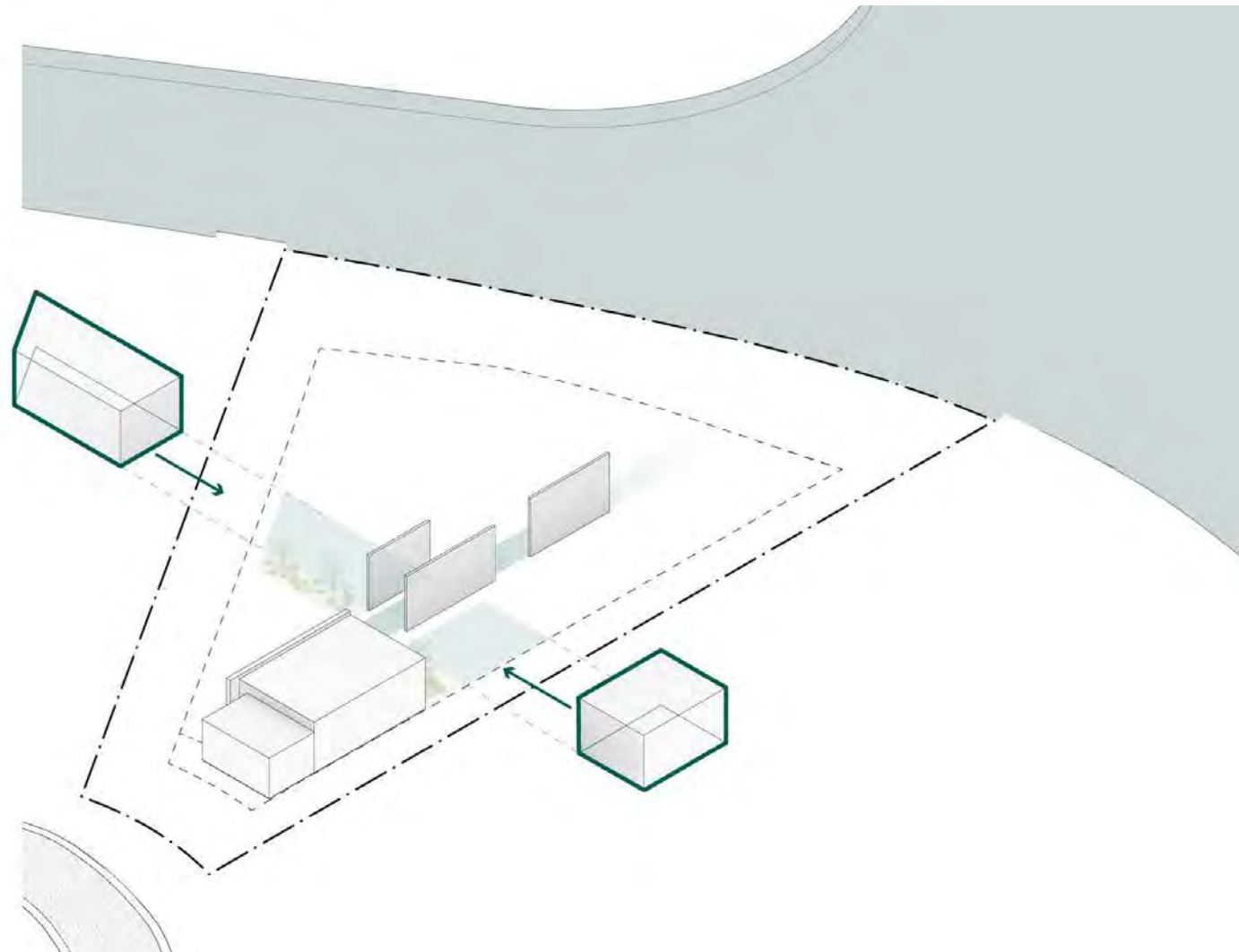
Massing [design intent]



GARDENS

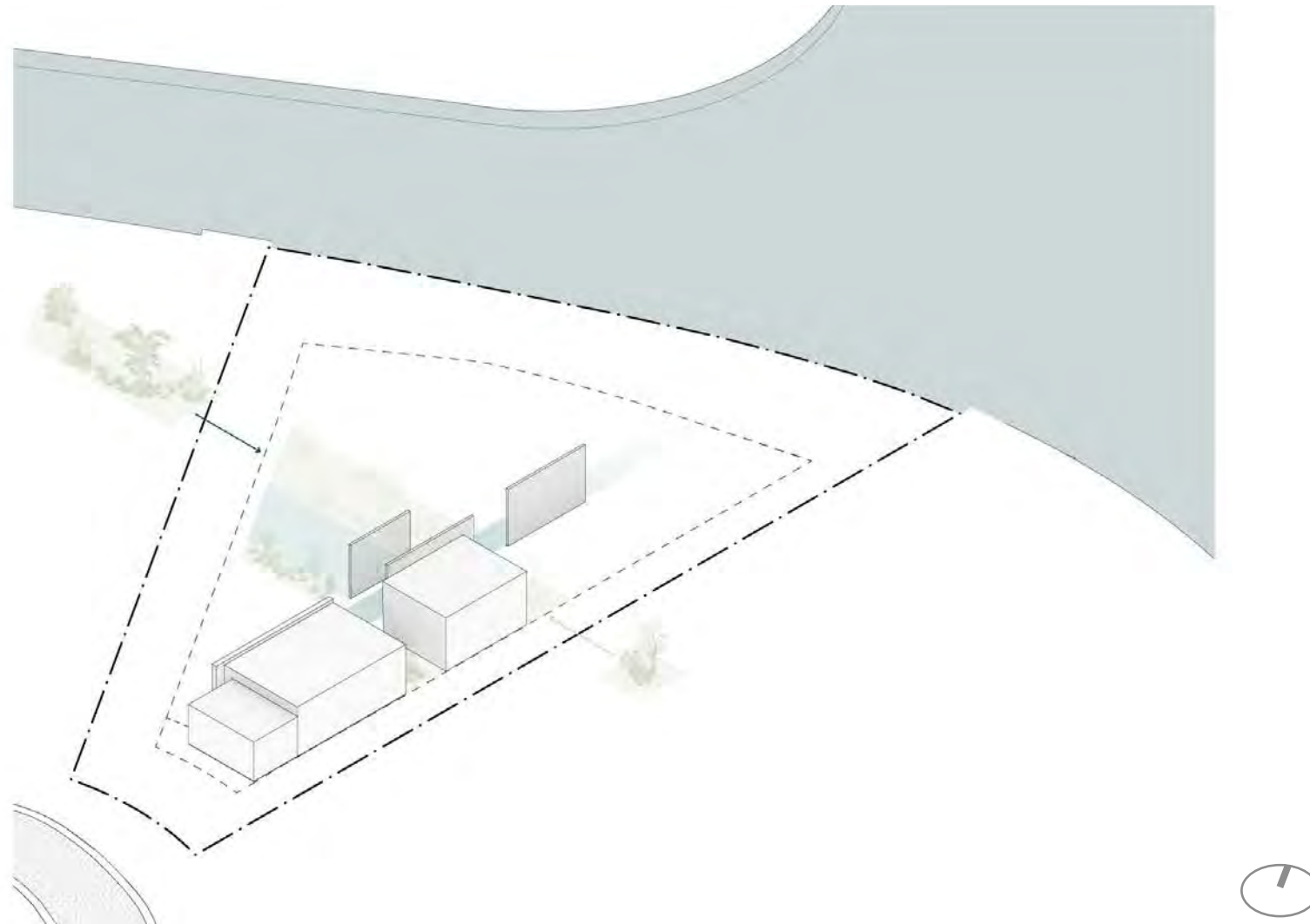
KoDA

Massing [design intent]



ISLANDS [programmatic pavilions]

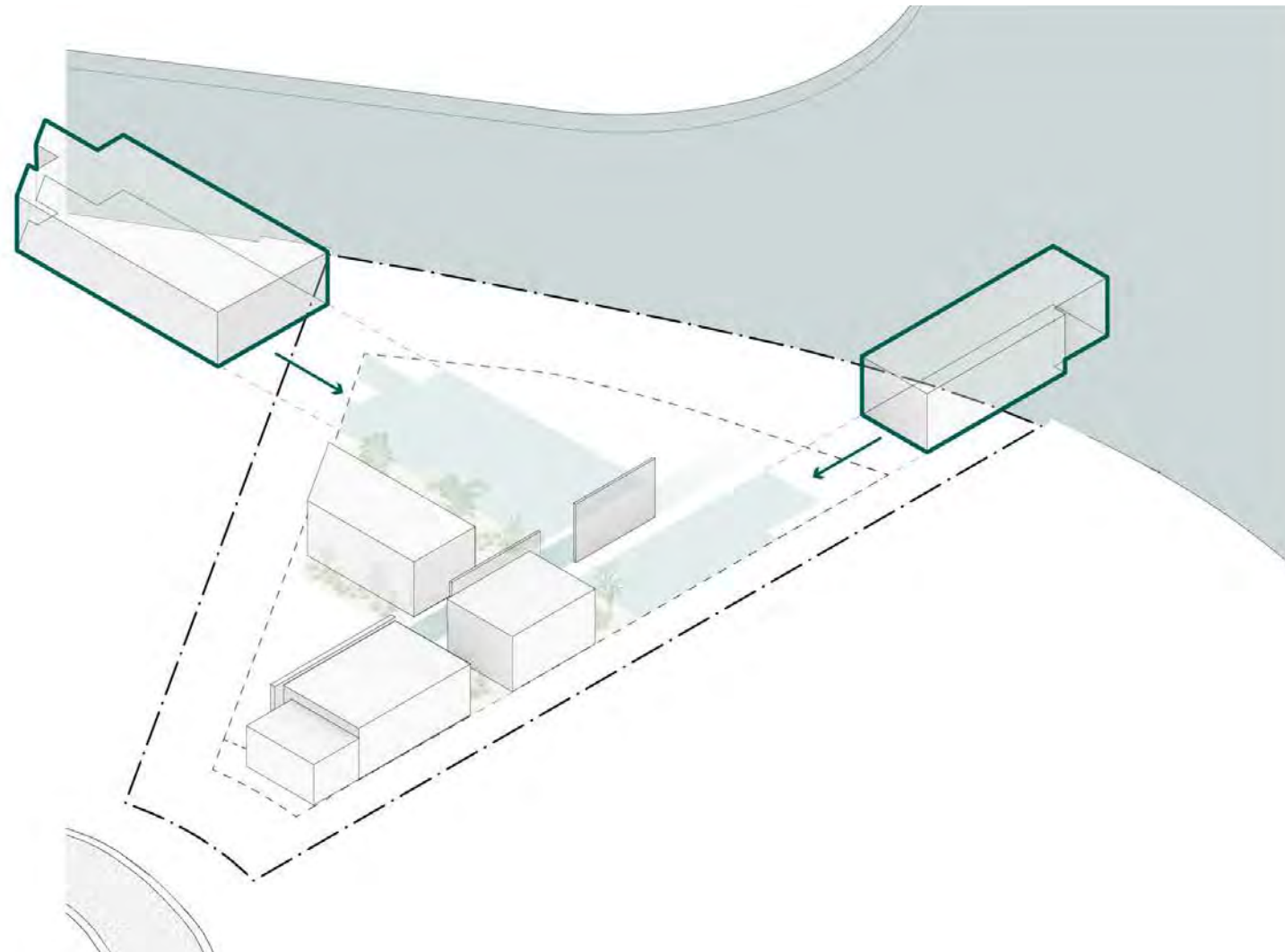
Massing [design intent]



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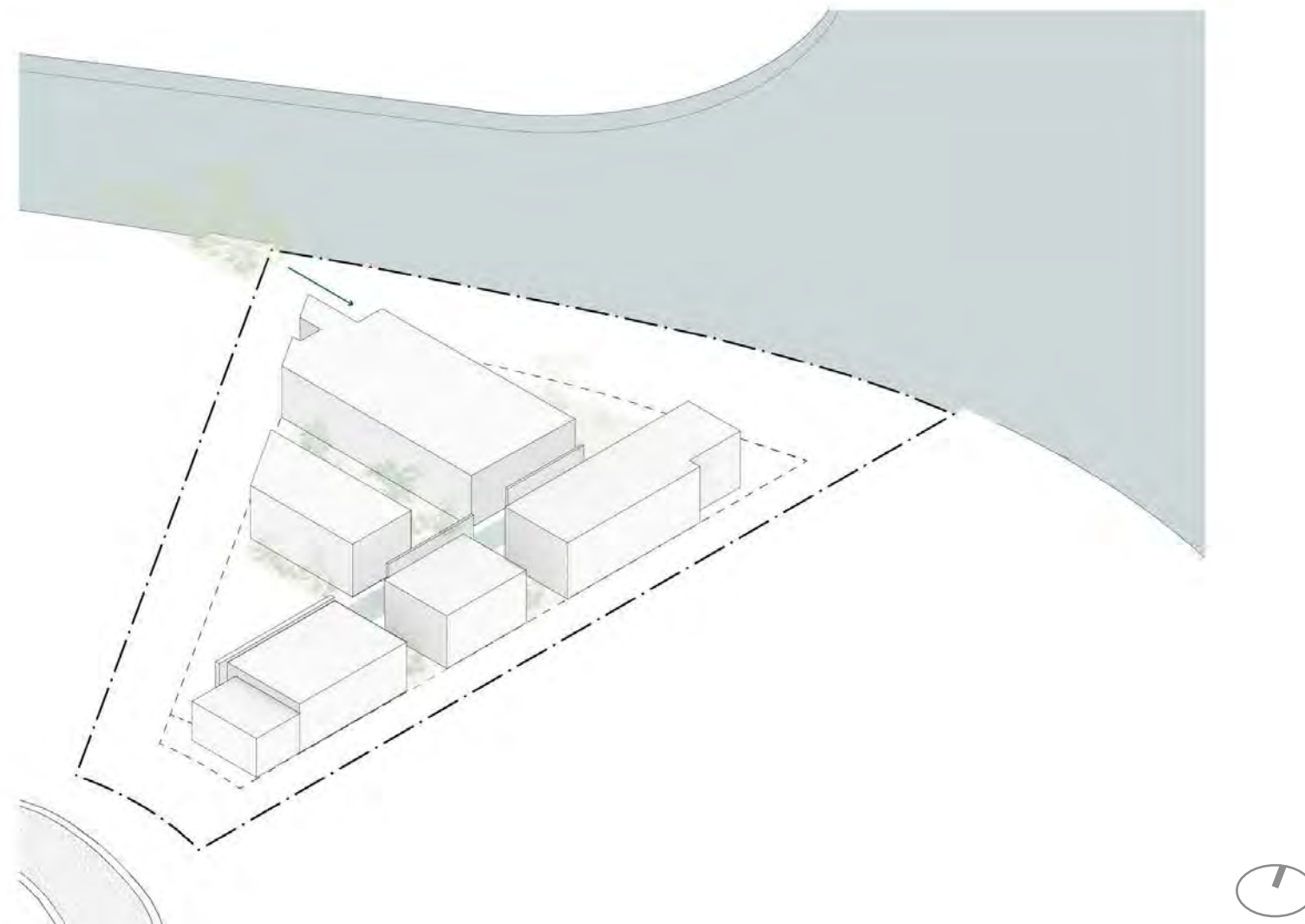
KoDA

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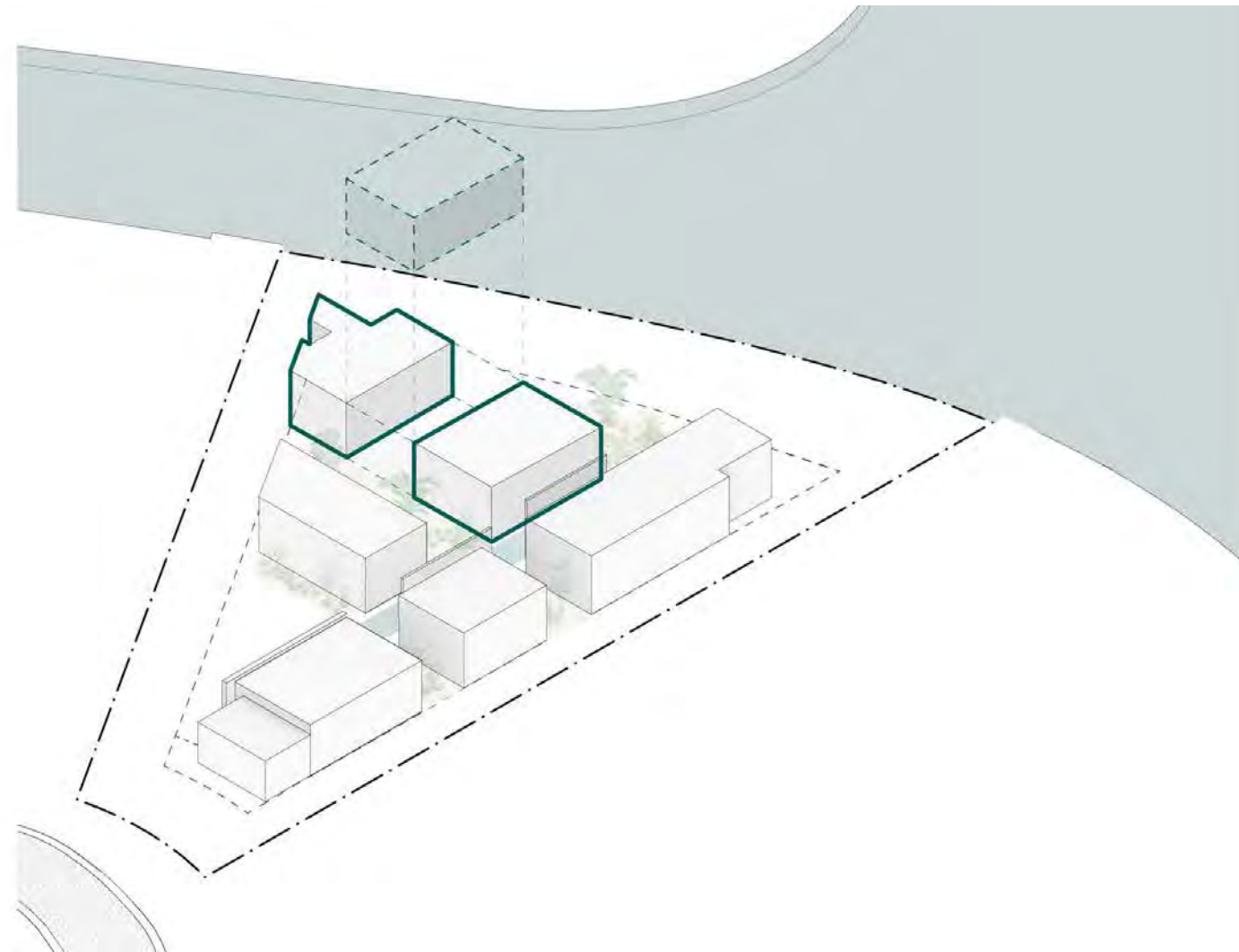
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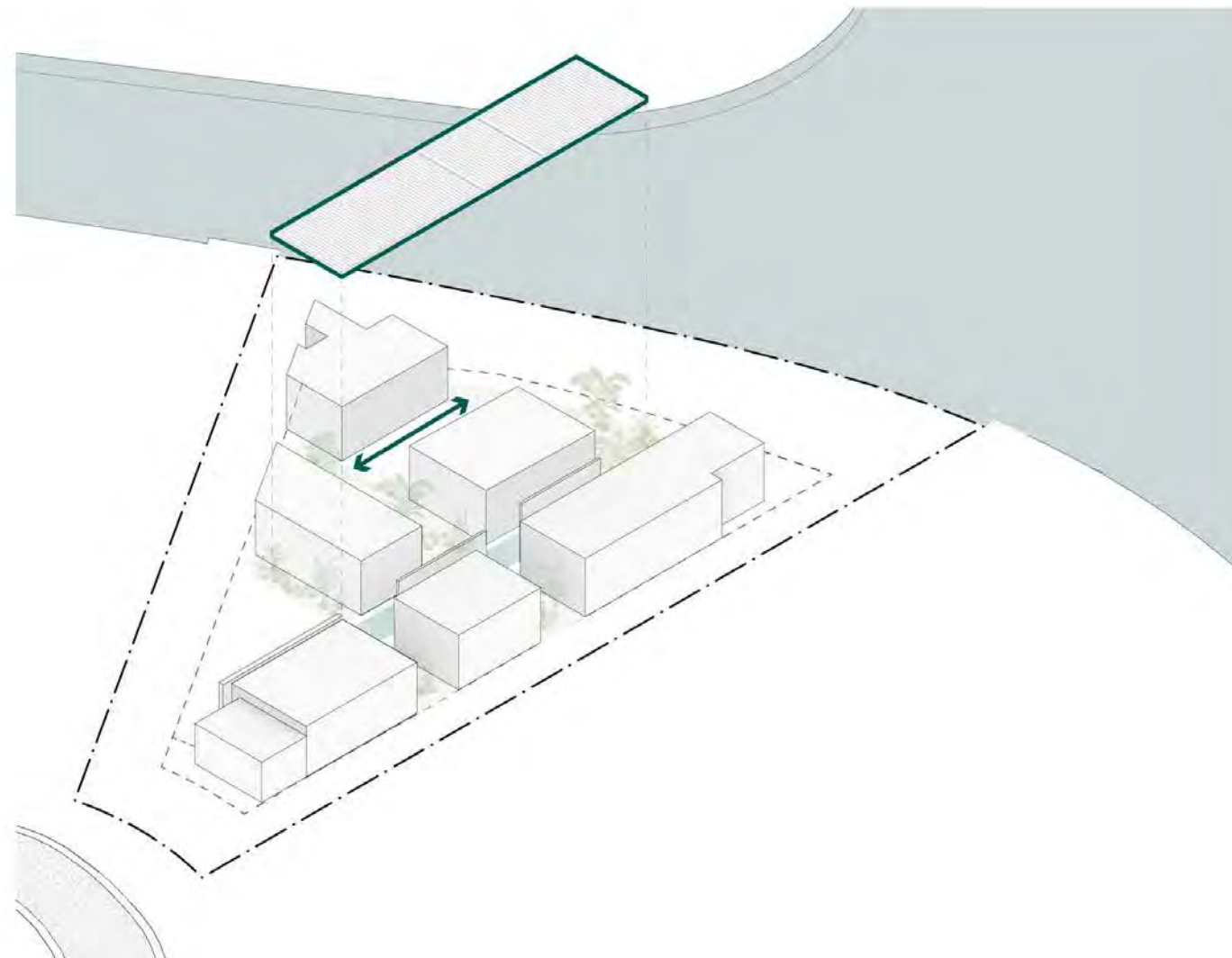
KoDA

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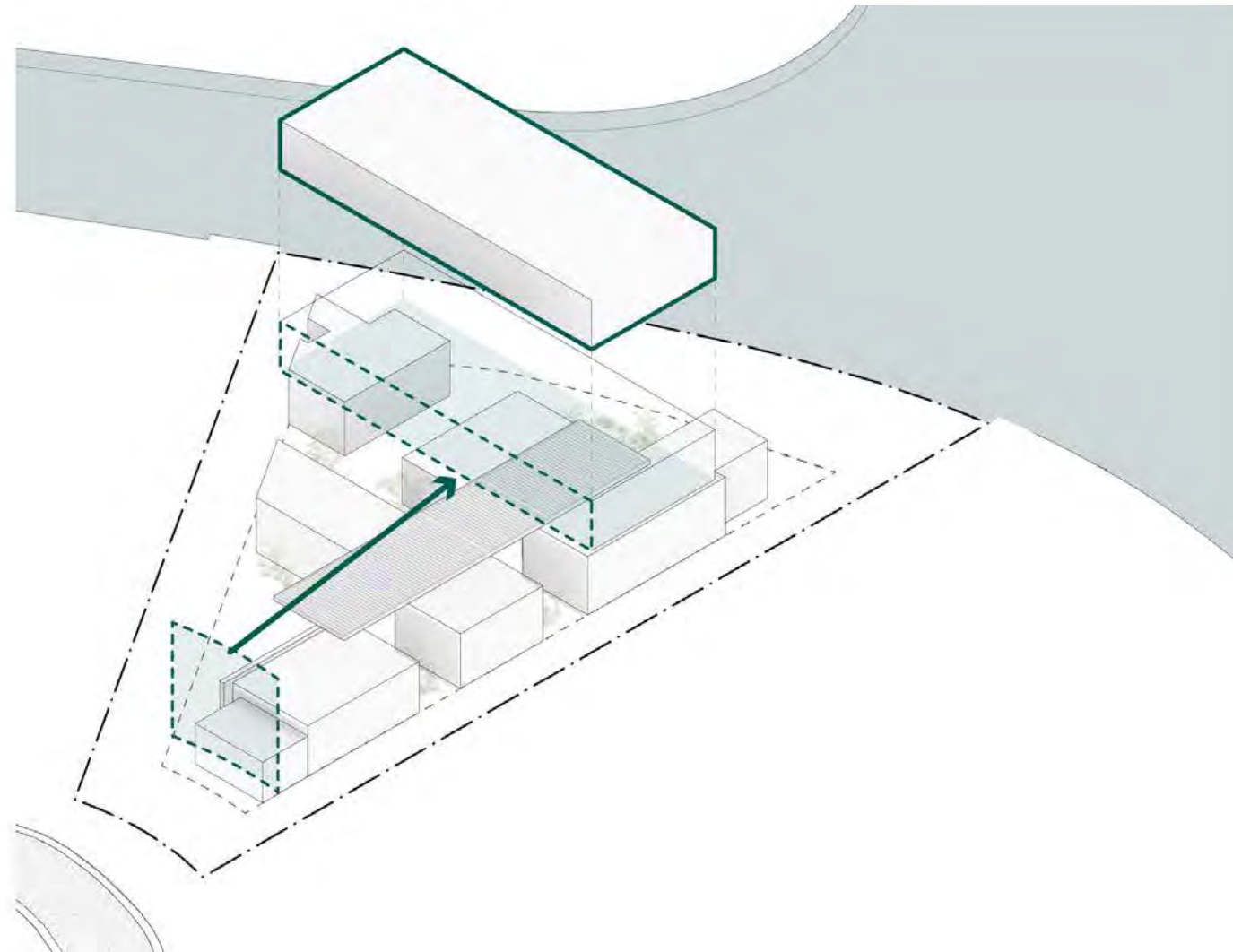
ISLANDS [programmatic pavilions]

Massing [design intent]



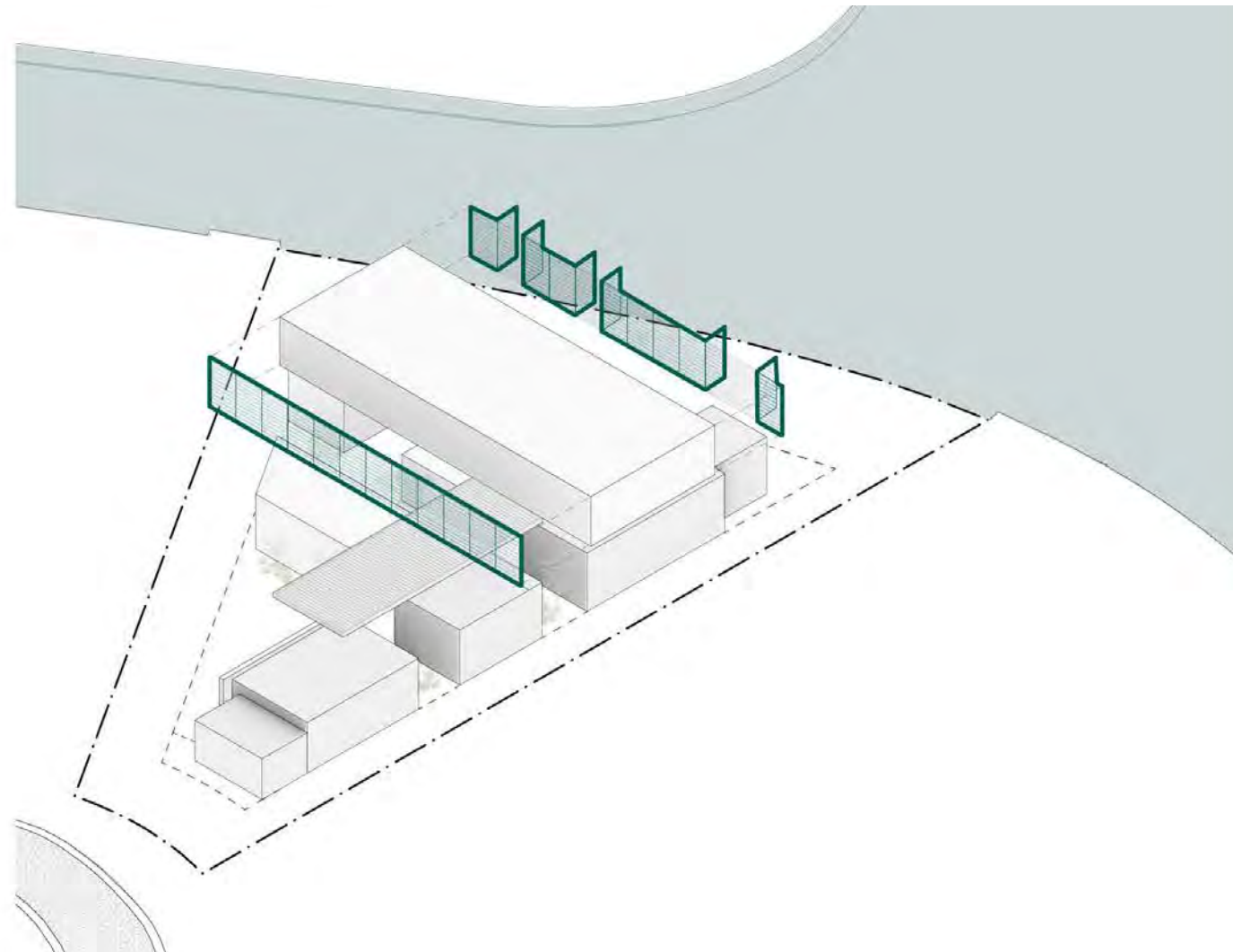
ISLANDS [programmatic pavilions]

Massing [design intent]



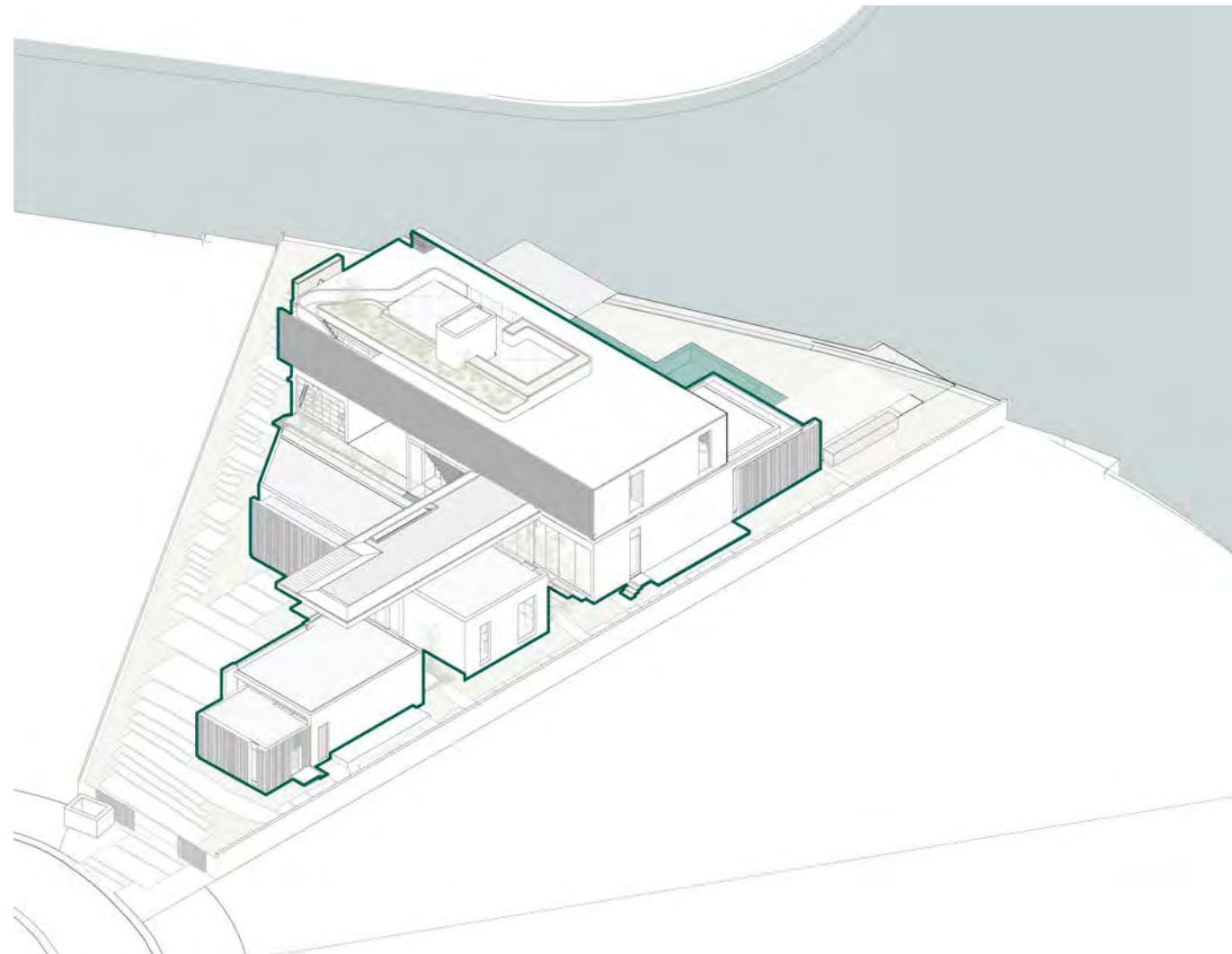
SECOND FLOOR [setback]

Massing [design intent]



SCREEN SYSTEM [privacy + solar shading]

Massing [design intent]



LAKE HOUSE

KoDA

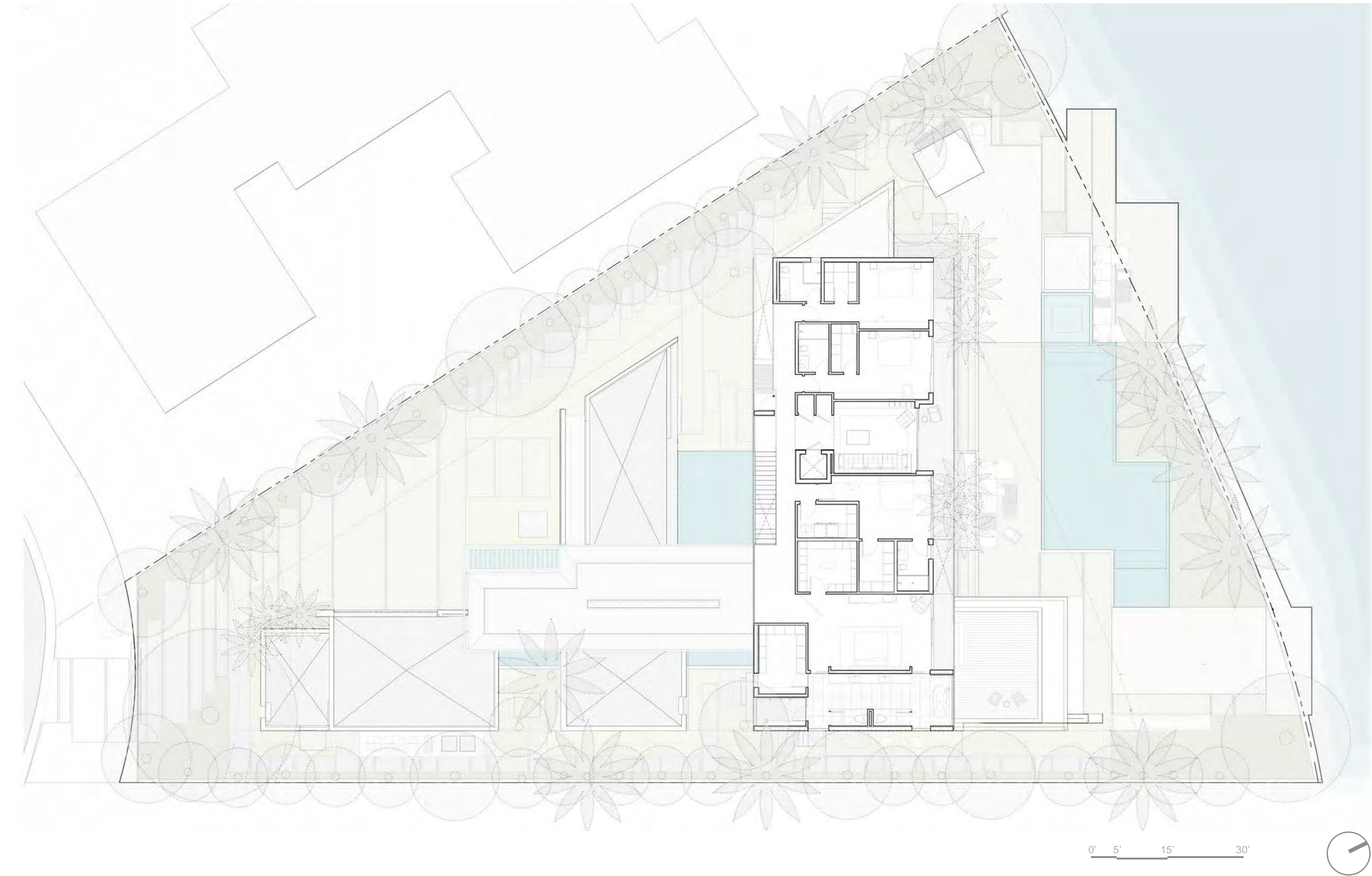
First Floor



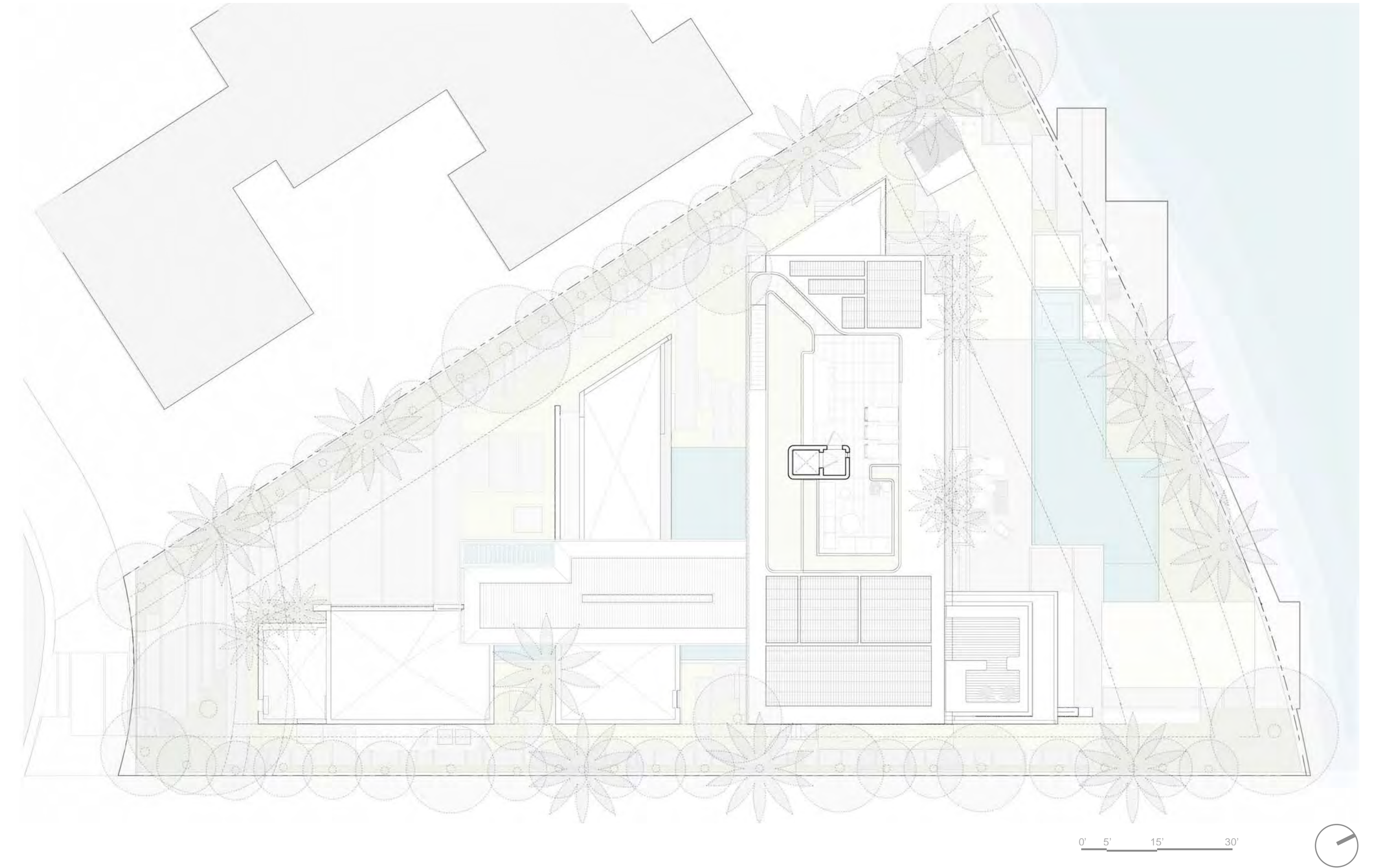
0' 5' 15' 30'



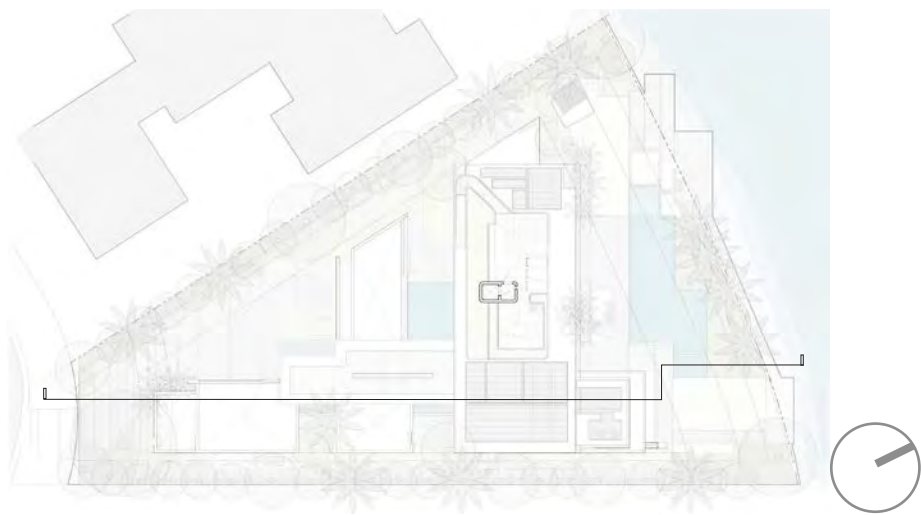
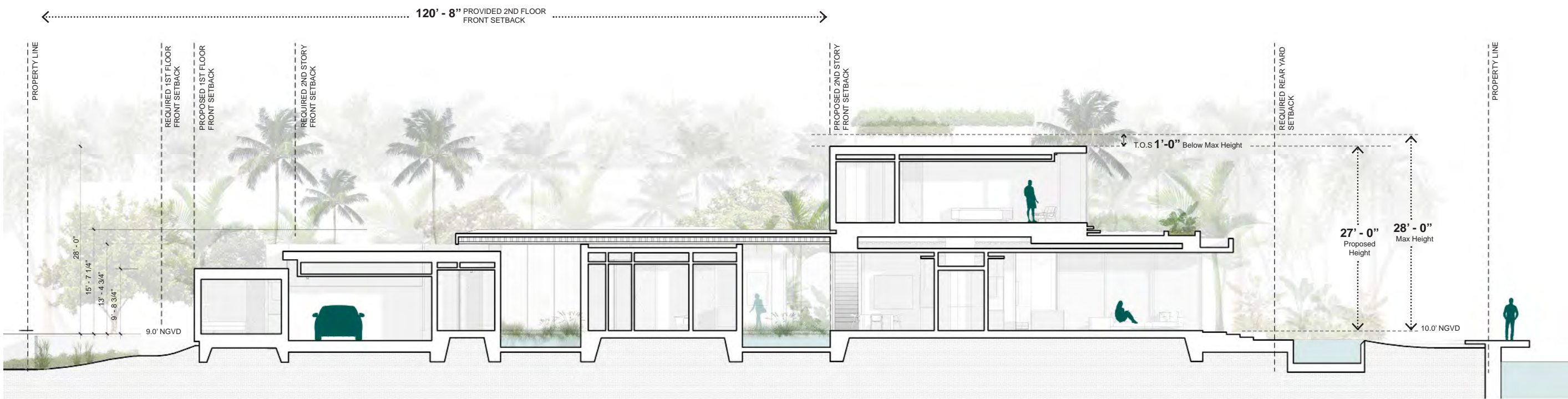
Second Floor



Roof Plan

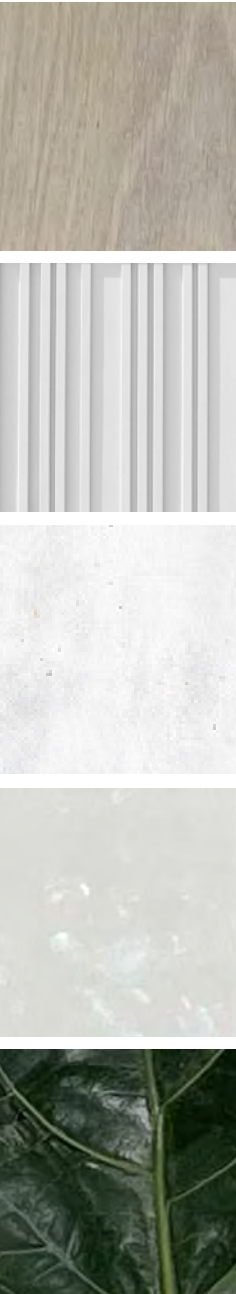


Longitudinal Section [understanding the layers]



EXPERIENCING THE LAYERS

Renderings



STREET VIEW

Renderings

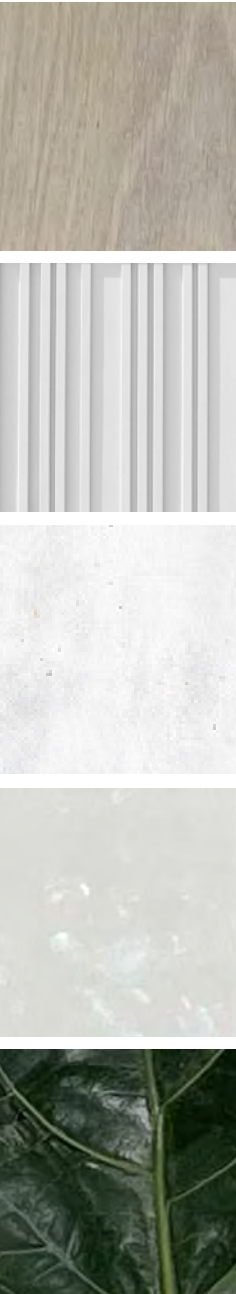


APPROACH

Renderings



Renderings



GALLERY

Renderings



GARDEN

Renderings



REAR

Renderings



REAR [dynamic facade]

Landscape [site plan]

LEGEND

1. POOL FENCE
2. OUTDOOR LOUNGE
3. STEPS
4. DOCK
5. JACUZZI
6. POOL
7. WET LEDGE
8. BBQ
9. LAWN AREA
10. POOL TERRACE
11. LANDSCAPE AREA
12. PEDESTRIAN CIRCULATION
13. DECK
14. WATER FEATURE
15. OUTDOOR SHOWER
16. VEHICULAR ACCESS
17. PEDESTRIAN ACCESS



LAND
7294 NW 1st COURT, MIAMI FL 33150
614.439.4895 | www.land.design

DESIGN REVIEW BOARD
FINAL SUBMISSION
NOT FOR CONSTRUCTION

SEAL (MARSH C. KRIPLEN-LA6667007)

SITE PLAN	
DATE	ISSUE
05/07/2021	FINAL DRB SUBMITTAL



LPLN

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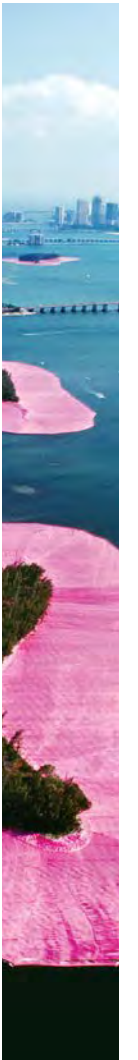
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THANK YOU!

Miami Beach Design Review Board

August 3, 2021

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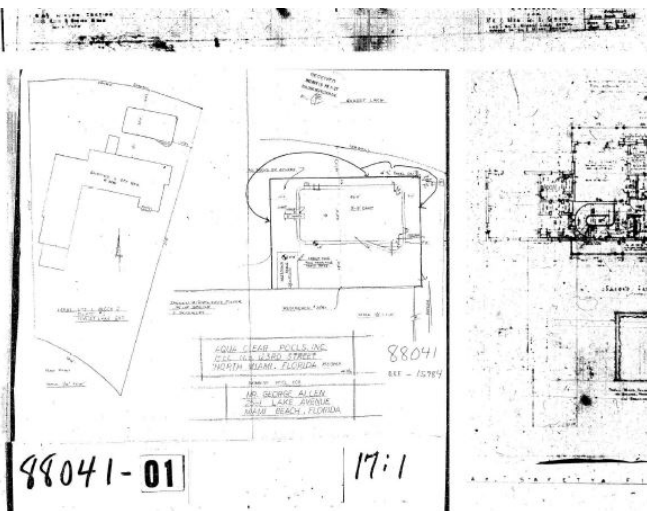
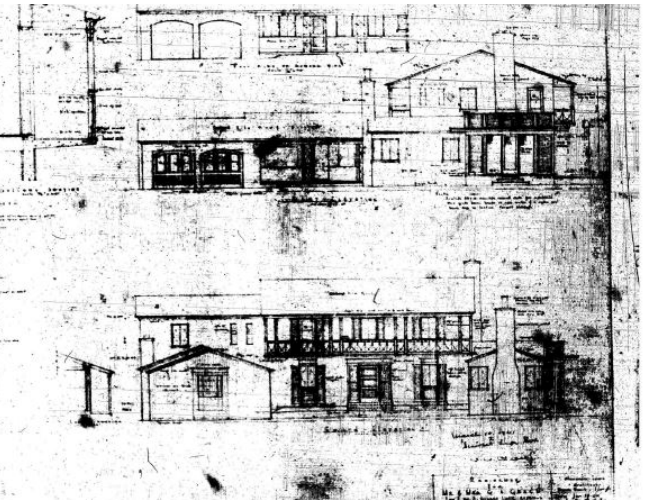
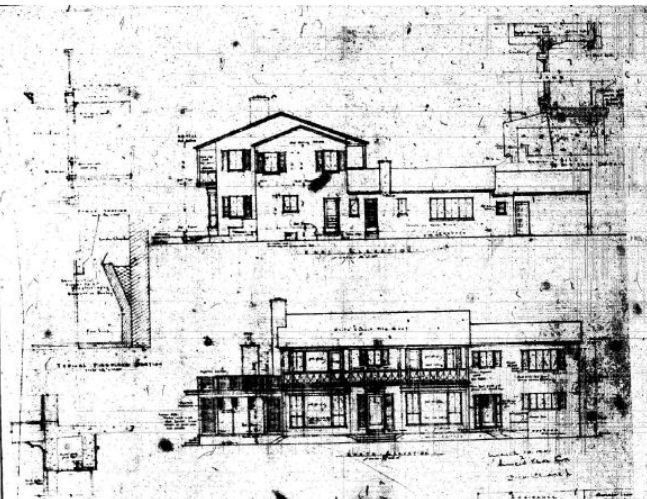


End.

Existing Structure [images]



Existing Structure [timeline]



George Swartzby

Owner	O. A. DRESE	Mailing Address		Permit No.	15984	Cost	\$ 25,600.
Lot	1	Block	2	Subdivision	SUNSET LAKE	Ext	
General Contractor	A.E. MEYERS			Bond No.	2757	3227-10-007	
Architect	Alexander Lewis			Engineer	R.A. Belsham		
Zoning Regulations	Use RD	Area	7	Lot Size	Irregular		
Building Size	Front 52'	Depth	73'	Height	27'	Stories	2
Certificate of Occupancy No.				Use	Residence - 10 rms & 2 car garage		
Type of Construction	o-b-g-	Foundation	Concrete Filling	Roof	tile	attach	13-1941

Plumbing Contractor J.B. Forbes # 15163

Plumbing Contractor	J.B. Forbes # 15163	Sewer Connection	1 (septic)	Date	4/3/1941		
Water Closets	5	Bath Tubs	4	Temporary Closet	1		
Lavatories	5	Showers	2	Laundry trays	1		
Urinals	1	Sinks	1	Floor Drains			
Gas Stoves	1	Gas Heaters		Grease Traps			
Gas Radiators	12, 1/24/41	Gas Taps On Approved		Drinking Fountains			
Septic Tank Contractor	# 15147- Pittard Septic Tank	Tank Size	900 gals	Rough Approved		Date	
Oil Burner Contractor	Gibbs Oil Co. # 15460	Tank Size	- 275 gals			Date	
Sprinkler System							

Electrical Contractor East Coast Electric Co. # 17034

Electrical Contractor	East Coast Electric Co. # 17034	Address		Date	Apr. 15-1941		
Switch	43	Range	1	Motors	5		
OUTLETS Light	46	HEATERS Water		Fans	1		
Receptacles	54	Space		Temporary Service			
		Refrigerators	1	Centers of Distribution	5		
		Irons	1	Ball transformer	1		
No. FIXTURES		Electrical Contractor		Sign Outlets		Date	
FINAL APPROVED BY		Date of Service					

Alterations or Repairs—Over Government permit SAGW # 800.81

25229— Timber wharf and 3 single mooring piles 10' x 15' G.C. Reed \$ 800; Oct. 1, 1946

ALTERATIONS & ADDITIONS

Building Permits # 36837 2nd Story addition - Frame 2 x 6 studs - 21' x 30' x 11'- 2 story, Alex. Lewis archt: R.A. Belsham, engr.: Star Constr. Co., contr. \$ 6,000..Sept. 14, 1951

46214 ADDITION OF ONE ROOM (bedroom and bath) 17' x 20' x 12...M. S. Weintraub, architect: Bing Construction Company: concrete piling and tile roof: \$ 1,500 Oct. 27, 1951

51215 Lowry Electric Co., Inc. Install 2 - 3/4 ton units \$ 500...Aug. 14, 1956

46058 - Sears Roebuck: install 1 2 HP wall unit air conditioner - \$400 - 10/9/61

6172 Sears, Roebuck and Co.: 1 - 2 hp window unit air conditioner - \$400. - 12/30/61

68001 - Aqua Clar Pool-28,400 gals.-\$4000-5-24-72

25411 8/23/76. Truly solid tent foundation \$1,200.

Plumbing Permits: # 25168 Expansion Septic Tank Co.: replace 175 ft. main line - Dec. 17, 1947

32422 B K Dunn & Son: 1 Water closet, 1 lavatory, 1 shower: Oct. 3, 1951 Rough 10-8-51 IS

36502 Futch & Associates...one water closet, 1 lavatory, 1 shower, 1 laundry tray, 1 laundry washing machine: November 8, 1951 OK, Rehearsal 2/9/53

36593 Acme Septic Tank Co....1 600 gallon septic tank...Nov. 22, 1951 OK Rehearsal 11/24/53

350902 Stolman Plmbr: 1 1/2" Sewer - Feb. 13, 1957

49162-Aqua Clear Pools- 1 Pool Piling-5-24-72

Electrical Permits: # 35285 Lowry Electric Co.: 4 switch outlets, 9 receptacles, 4 light outlets, 4 fixtures, 1 center of distribution, 1 air conditioning unit-Oct. 10, 1951

35322 Lowry Electric: 1 space heater (bath) - Oct. 23, 1951

36838 Astor Electrical Service: 1 center of distribution, 4 motors-June 23, 1952 OK-Meginnies 9/4/52

41089 Bart Elec: 1 Motor (1 HP): Dec 22, 1953 OK, Flagg 1/27/54

41586 Astor Electric: 1 center of distribution, 1 motor: May 10, 1954

41588 Astor Electric: 5 switch outlets, 2 receptacles, 7 light outlets, 7 Motors 1 iron outlet, 1 space heater, 2 appliance outlets, 2 centers of distribution 1 motor...December 7, 1954 OK, Flagg 2/4/1956

42160 Astor Electric Service, Inc: one motor August 1, 1956

47538 Ocean Electric Co/repair service/11-13-60

LOT: 1 BLOCK: 2 SUBDIVISION: Sunset Lake ADDRESS: 2581 Lake Ave

ALTERATIONS & ADDITIONS

4026995 10/11/84 Lester G. Ramsdell 107 ton air cond wind

BUILDING PERMITS # 28901 7/22/86 Ken Mallcoat Rfg reroof 6 sqs \$ 1,500.

2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING:

MARCH 1941

ARCHITECT: ENGINEER:

ALEXANDER LEWIS
R.A. BELSHAM
B.E. MEYERS

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- OCT 9, 1961 INSTALLATION OF 1 - 2HP WALL AC UNIT
- OCT 20, 1961 FOR-SALE SIGN PERMIT - H. N. HENRY
- MAY 24, 1972 ADDITION OF 28,400 GAL. SWIMMING POOL - AQUA CLAR POOL
- OCT 11, 1984 107 TON AIR COND. WIND. - LESTORE G. RAMSDELL
- JULY 22, 1986 ROOF REPAIR - KEN MALLCOAT
- MAY 05, 2001 REMODEL/RENOVATION - KLEIN DESIGN GROUP
- JUNE 28, 2010 NEW WINDOWS - A&A ENGINEERING
- NEW SINGLE FAMILY RESIDENCE - KoDA

Existing Structure [documentation]

2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING: MARCH 1941
ARCHITECT: ALEXANDER LEWIS
ENGINEER: R.A. BELSHAM
B.E. MEVERS

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ARCHITECT:

ENGINEER:

MARCH 1941

ALEXANDER LEWIS

R.A. BELSHAM

B.E. MEYERS

MARCH 13, 1941

MARCH 25, 1941

APRIL 1, 1941

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SEPT 14, 1951

OCT 27, 1954

SEPT 14, 1956

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JULY 22, 1988

MAY 05, 2001

JUNE 28, 2010

—

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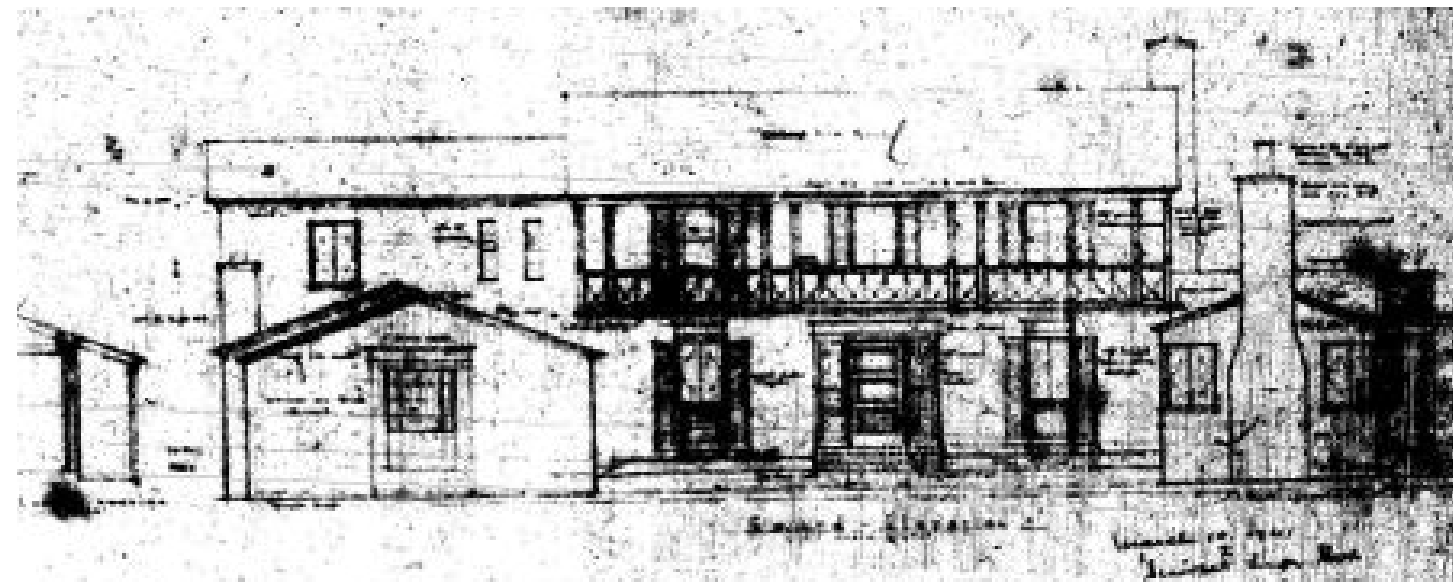
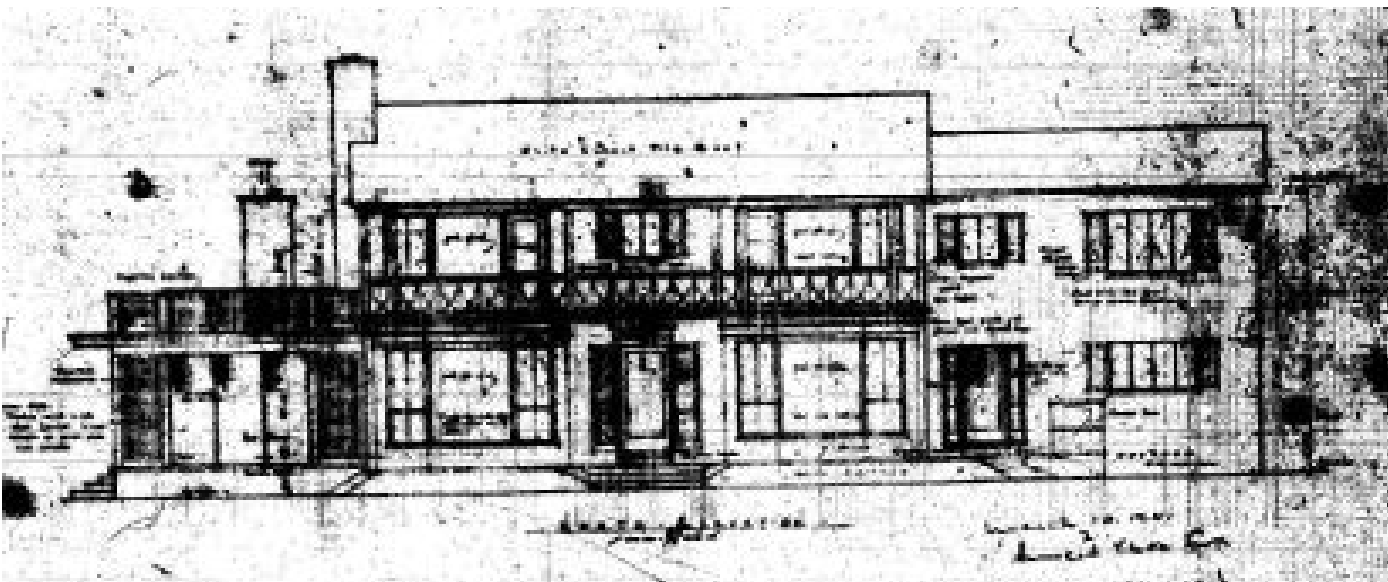
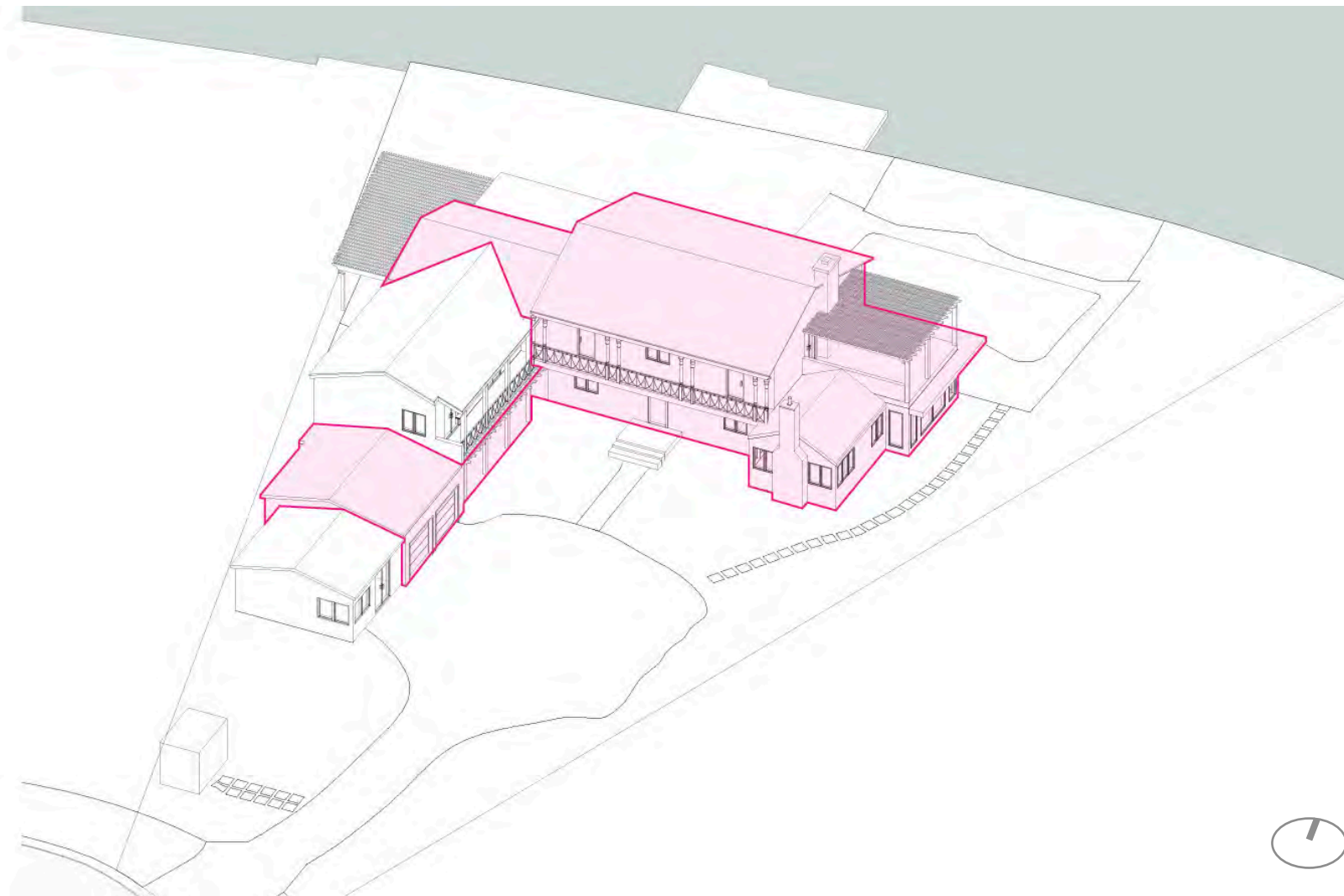
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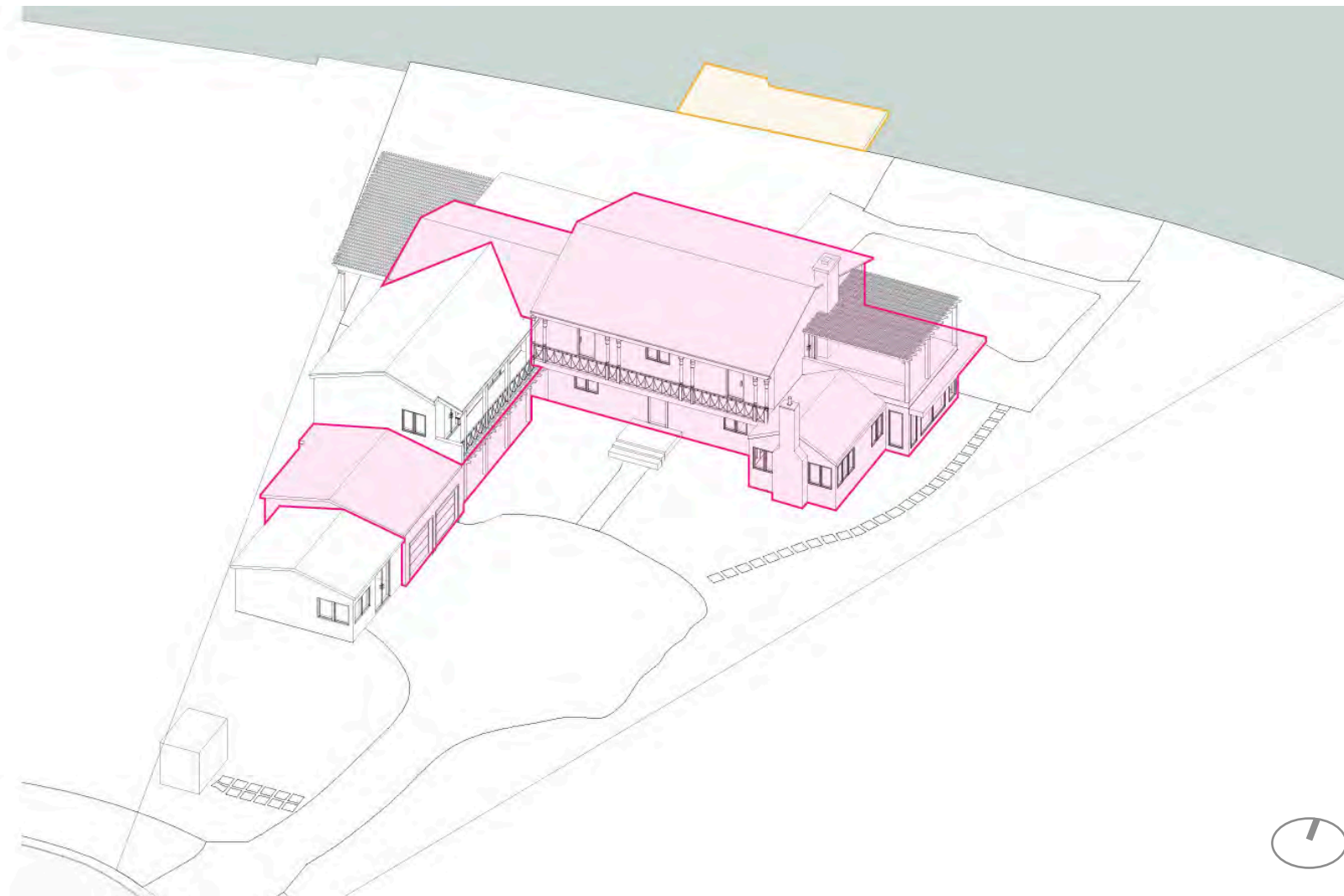


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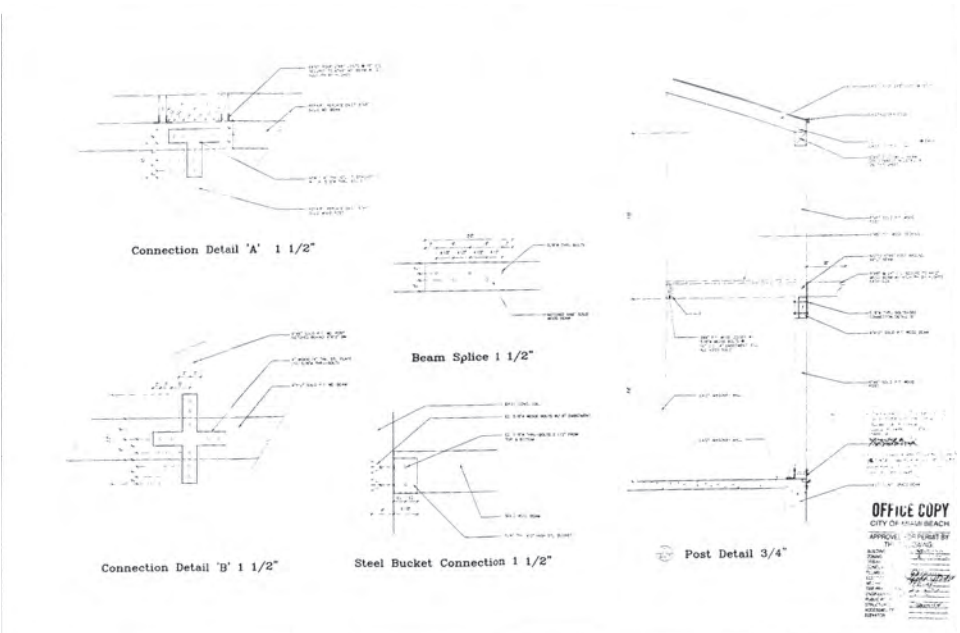
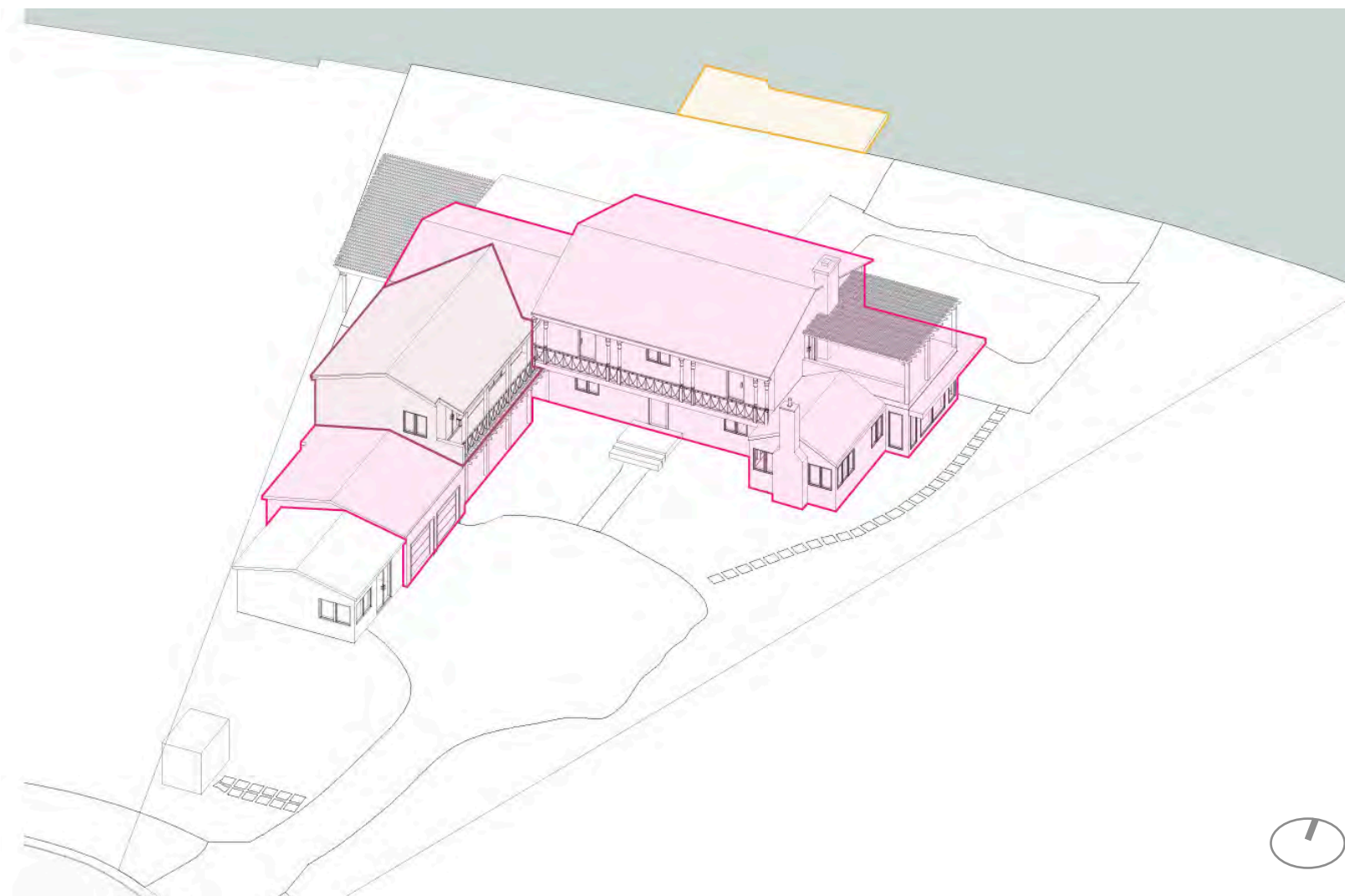


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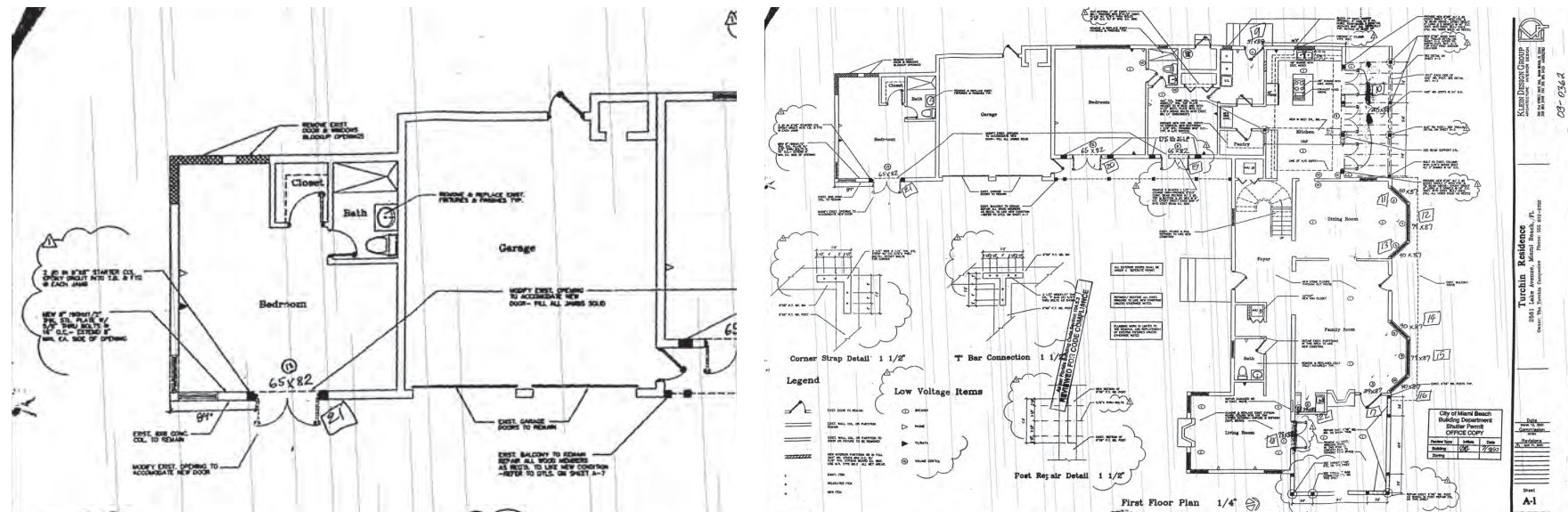
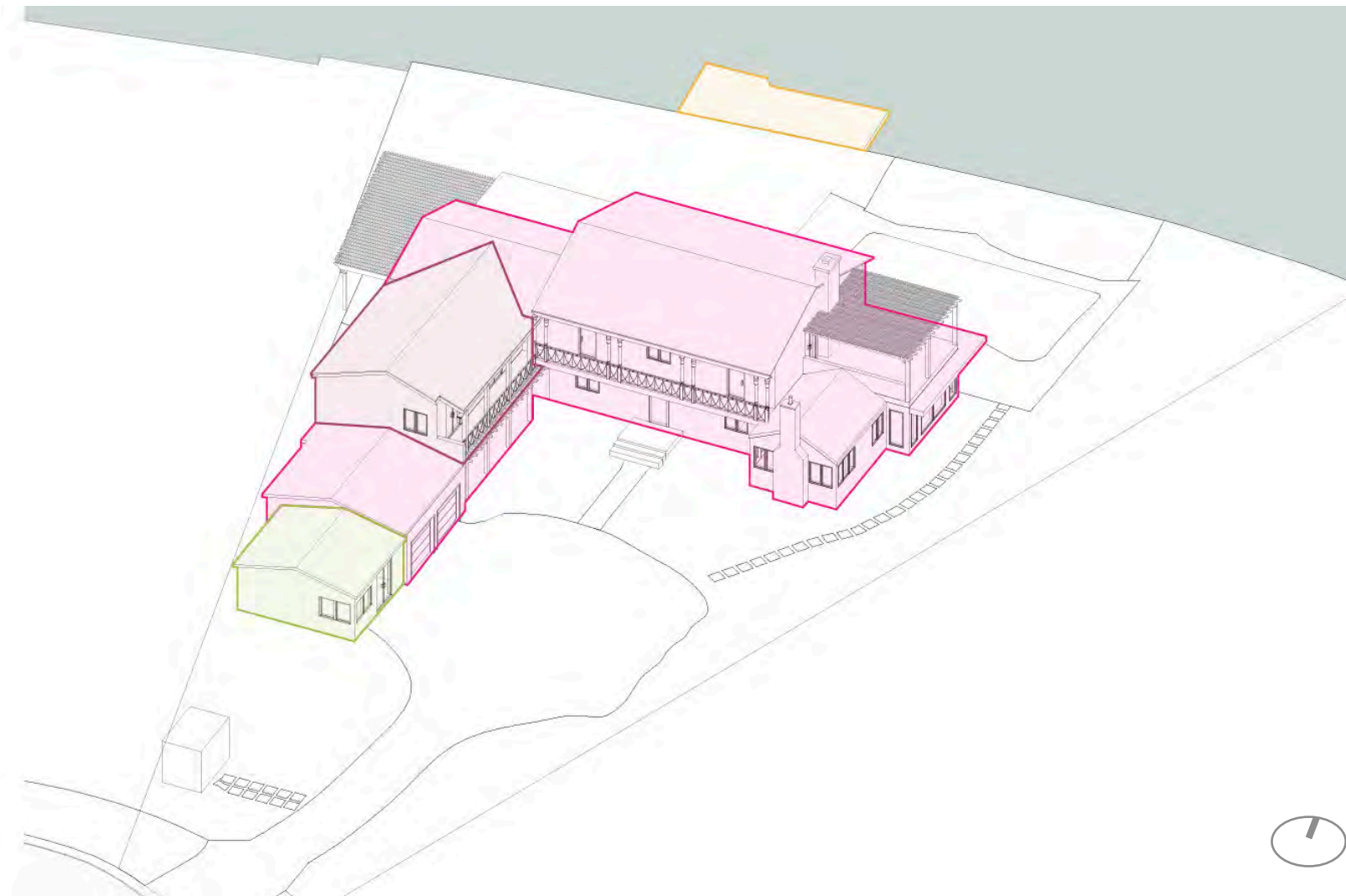
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JUNE 26, 2010	NEW WINDOWS - A&A ENGINEERING
—	NEW SINGLE FAMILY RESIDENCE - KoDA

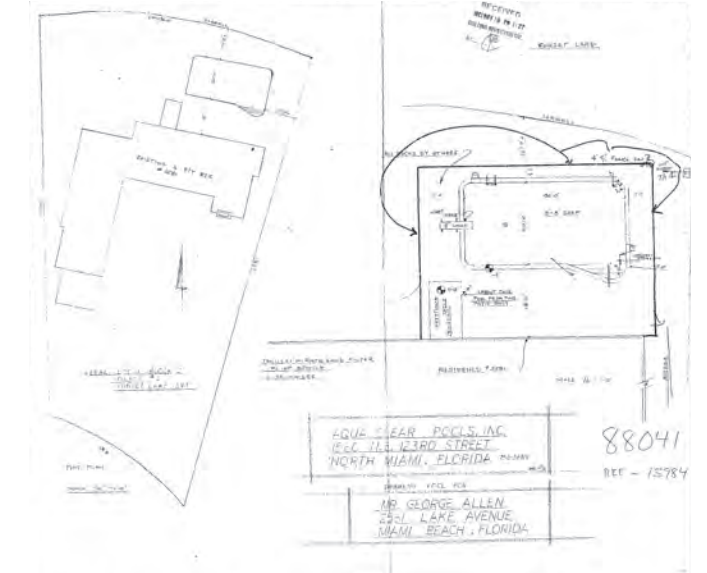
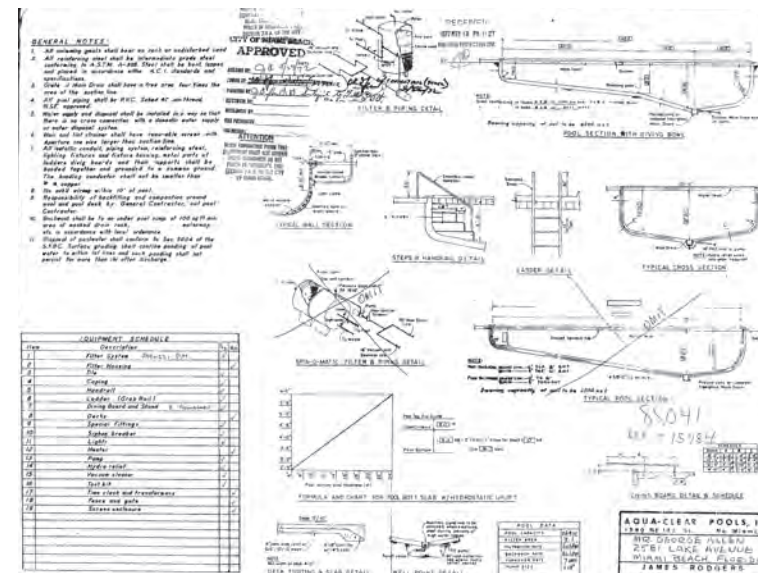


Existing Structure [documentation]

2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING:	MARCH 1941
ARCHITECT:	ALEXANDER LEWIS
ENGINEER:	R.A. BELSHAM B.E. MEYERS

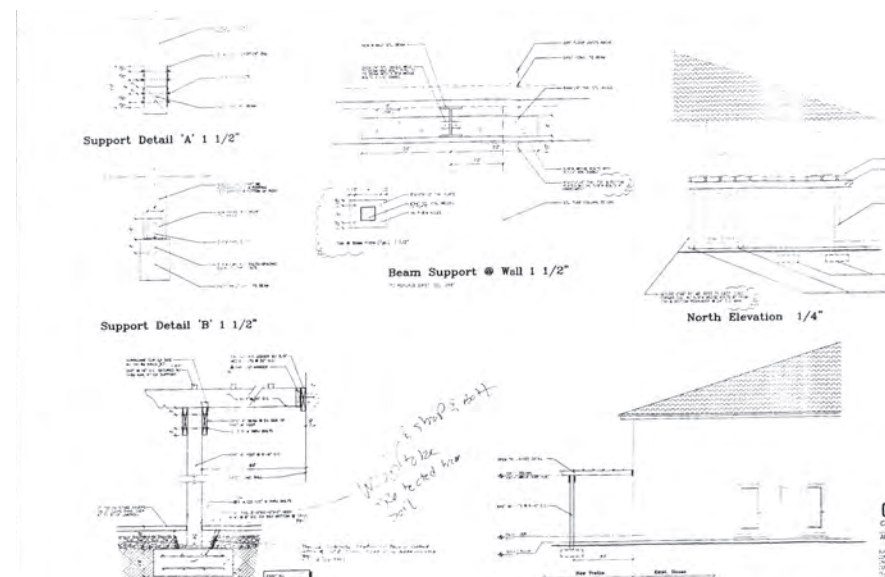
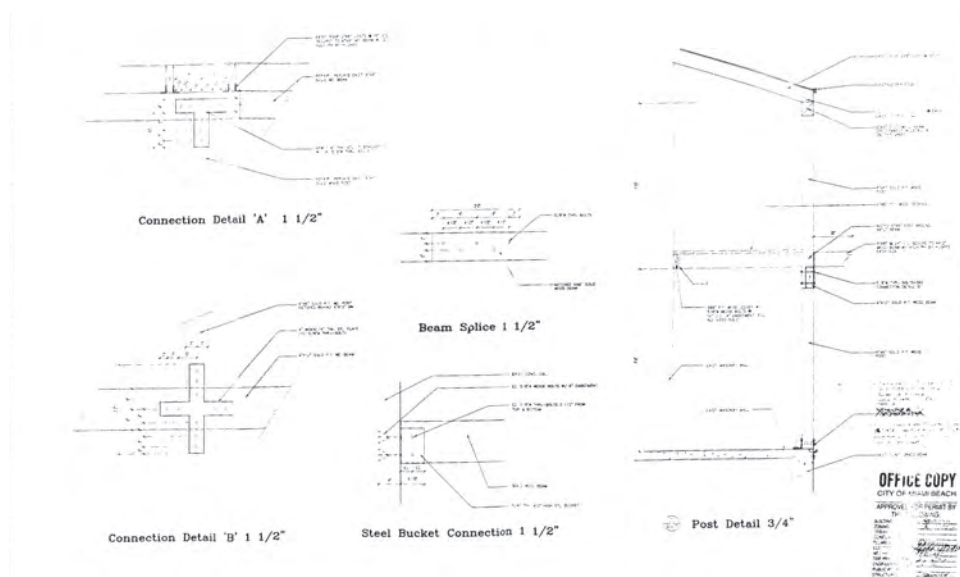
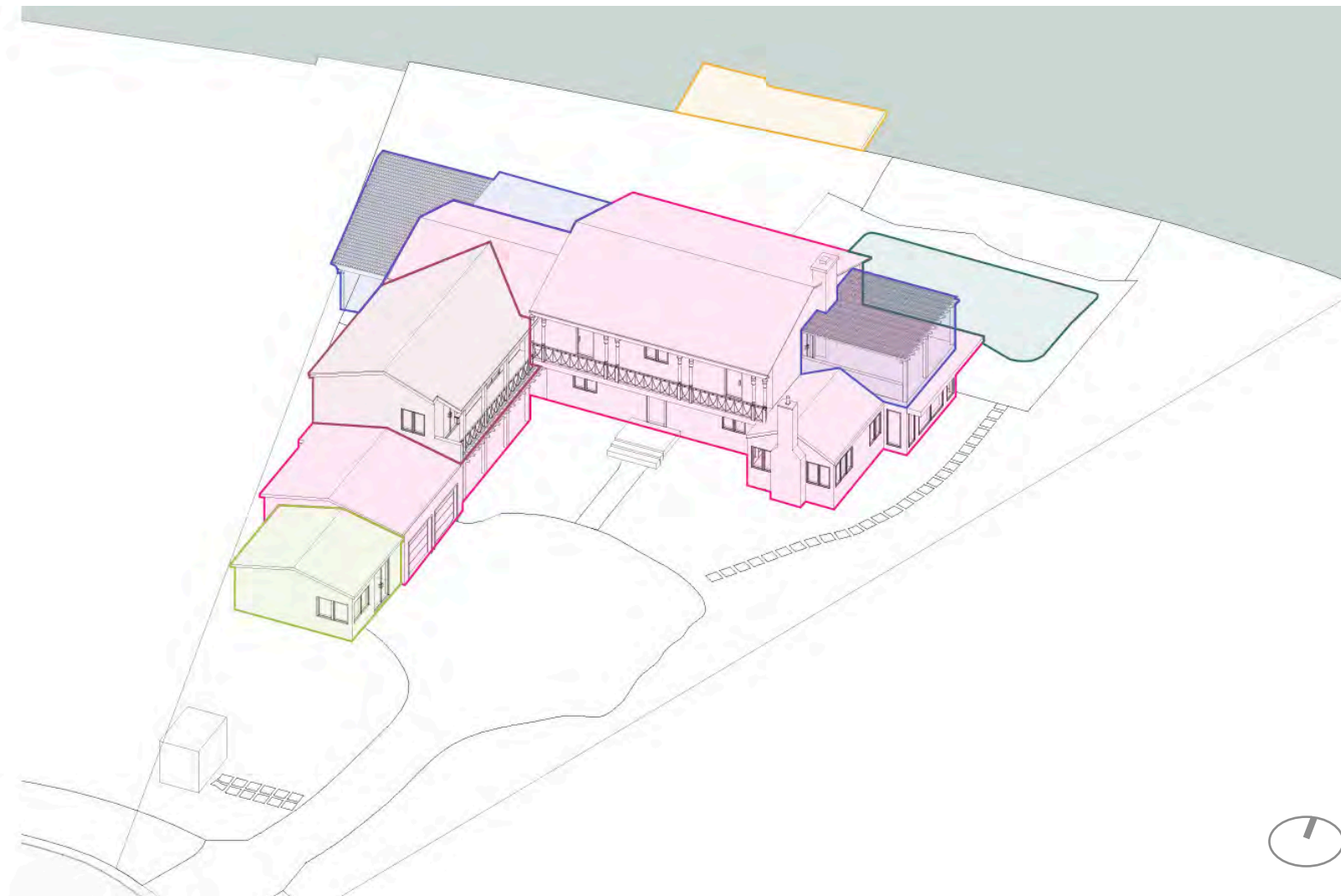
- | | |
|----------------|---|
| MARCH 13, 1941 | ORIGINAL BUILDING PERMIT |
| MARCH 25, 1941 | ORIGINAL SEPTIC PERMIT - PITTARD SEPTIC TANK |
| APRIL 1, 1941 | ORIGINAL PLUMBING PERMIT - J.B. FORBES |
| APRIL 15, 1941 | ORIGINAL ELECTRICAL PERMIT - EAST COAST ELECTRIC CO. |
| JUNE 12, 1941 | ORIGINAL OIL BURNER PERMIT - GIBBS OIL CO. |
| OCT 1, 1946 | ADDITION OF TIMBER WARF & 3 MOORING PILES BY C.C. REED |
| SEPT 14, 1951 | 2ND STORY ADDITION BY ALEXANDER LEWIS |
| OCT 27, 1954 | ADDITION OF ONE ROOM (BEDROOM & BATHROOM) BY M. S. WEINTRAUB |
| SEPT 14, 1956 | INSTALLATION OF 2-3/4 TON ELECTRICAL UNITS - LOWRY ELECTRIC CO., INC. |
| OCT 9, 1961 | INSTALLATION OF 1 - 2HP WALL AC UNIT |
| OCT 20, 1961 | FOR-SALE SIGN PERMIT - H. N. HENRY |
| MAY 24, 1972 | ADDITION OF 28,400 GAL. SWIMMING POOL - AQUA CLAR POOL |
| OCT 11, 1984 | 107 TON AIR COND. WIND. - LESTORE G. RAMSDELL |
| JULY 22, 1986 | ROOF REPAIR - KEN MALLCOAT |
| MAY 06, 2001 | REMODEL/RENOVATION - KLEIN DESIGN GROUP |
| JUNE 28, 2010 | NEW WINDOWS - A&A ENGINEERING |
| _____ | NEW SINGLE FAMILY RESIDENCE - KoDA |



Existing Structure [documentation]

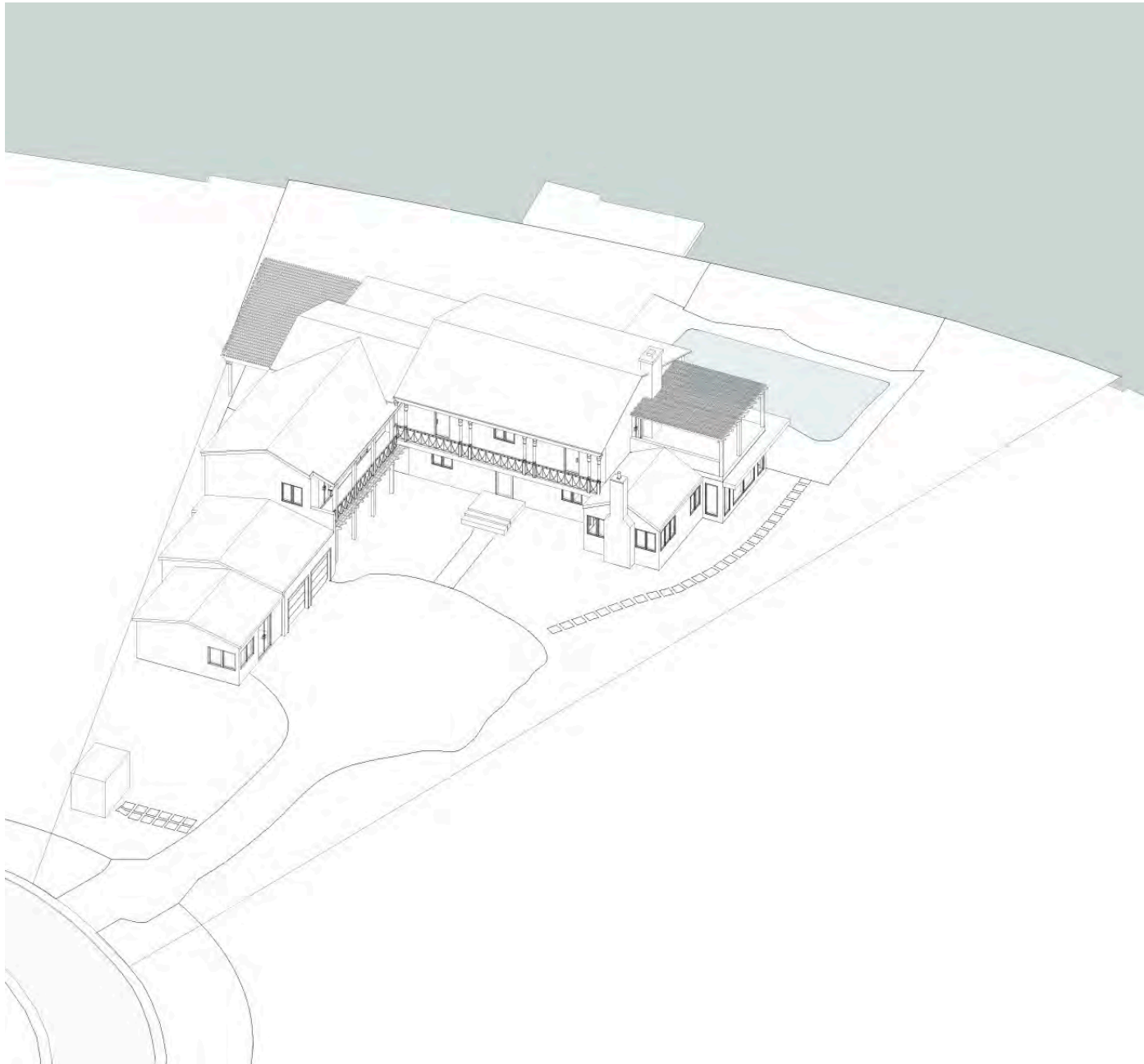
2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING:	MARCH 1941
ARCHITECT:	ALEXANDER LEWIS
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APRIL 15, 1941	ORIGINAL ELECTRICAL PERMIT - EAST COAST ELECTRIC CO.
JUNE 12, 1941	ORIGINAL OIL BURNER PERMIT - GIBBS OIL CO.
OCT 1, 1946	ADDITION OF TIMBER WARF & 3 MOORING PILES BY C.C. REED
SEPT 14, 1951	2ND STORY ADDITION BY ALEXANDER LEWIS
OCT 27, 1954	ADDITION OF ONE ROOM (BEDROOM & BATHROOM) BY M. S. WEINTRAUB
SEPT 14, 1956	INSTALLATION OF 2 3/4 TON ELECTRICAL UNITS - LOWRY ELECTRIC CO., INC.
OCT 9, 1961	INSTALLATION OF 1 - 2HP WALL AC UNIT
OCT 20, 1961	FOR-SALE SIGN PERMIT - H. N. HENRY
MAY 24, 1972	ADDITION OF 20,400 GAL. SWIMMING POOL - AQUA CLAR POOL
OCT 11, 1984	107 TON AIR COND. WIND. - LESTORE G. RAMSDELL
JULY 22, 1988	ROOF REPAIR - KEN MALLCOAT
MAY 05, 2001	REMODEL/RENOVATION - KLEIN DESIGN GROUP
JUNE 26, 2010	NEW WINDOWS - A&A ENGINEERING
	NEW SINGLE FAMILY RESIDENCE - KoDA

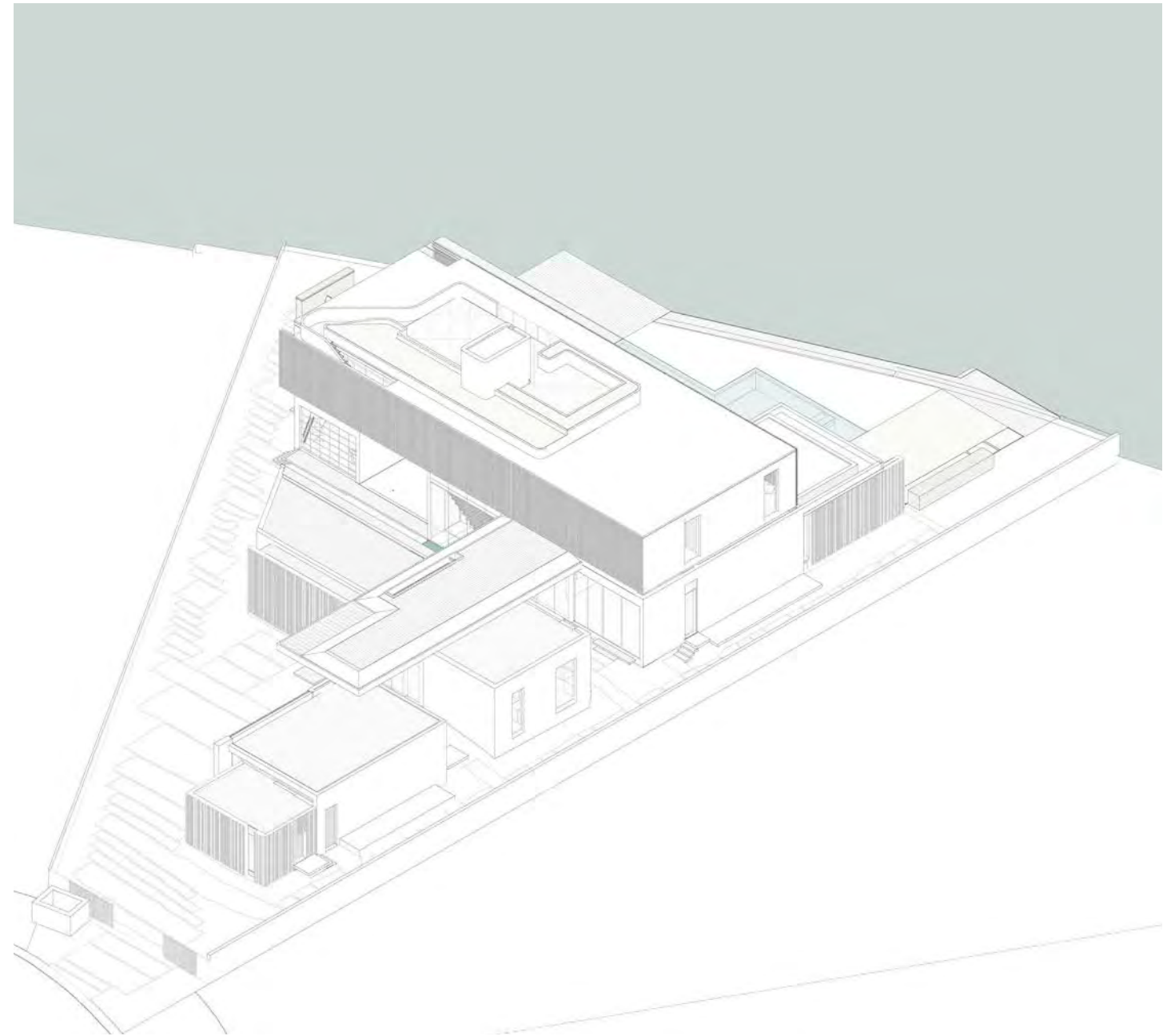


Existing Structure [comparative analysis]

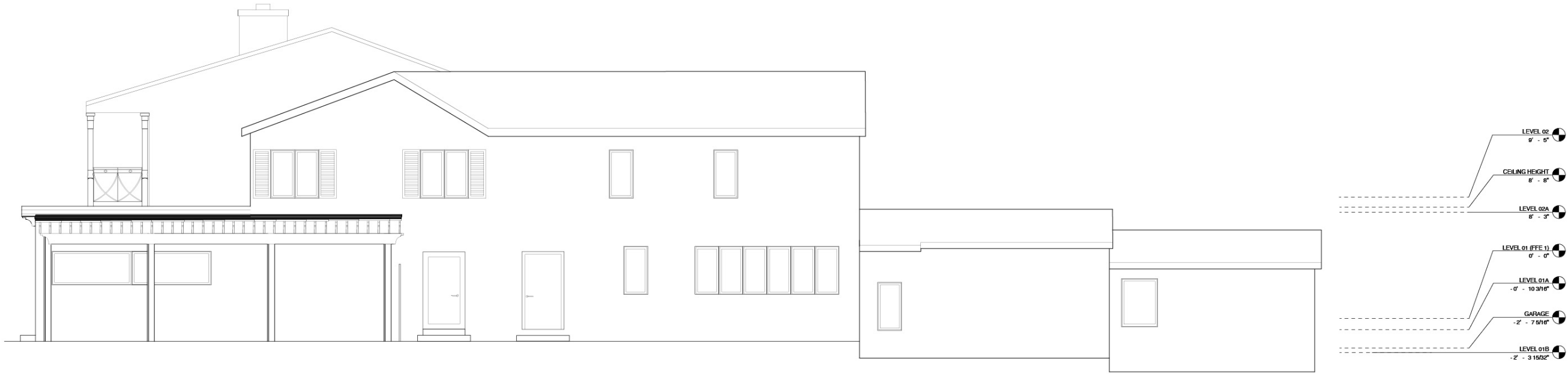
Alexander Lewis House (1941)



Lake House (2021)



Existing Structure [elevations]



South / West Elevation



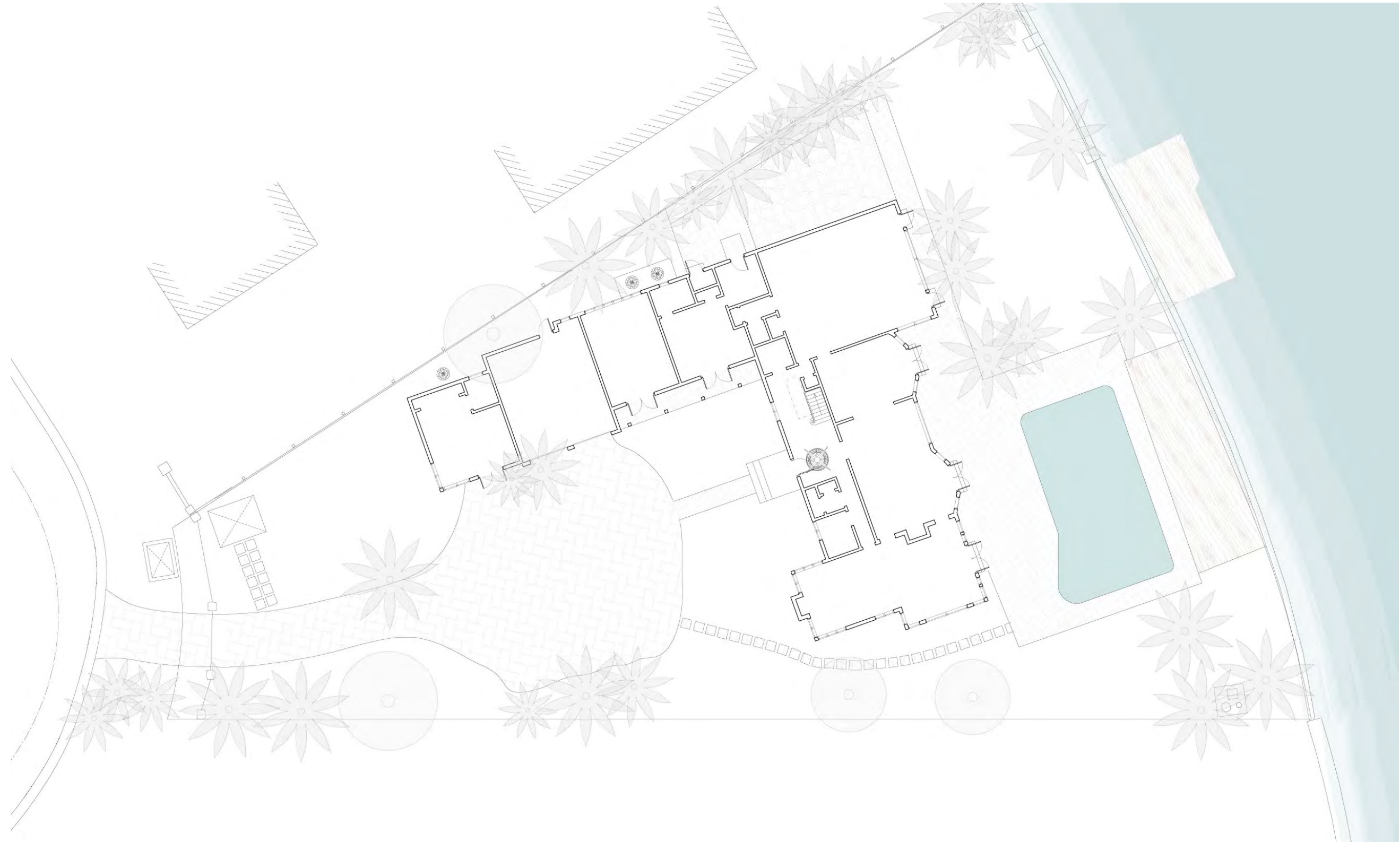
Existing Structure [elevations]



North / East Elevation

0' 5' 10' 15'

Existing Structure [floor plans]

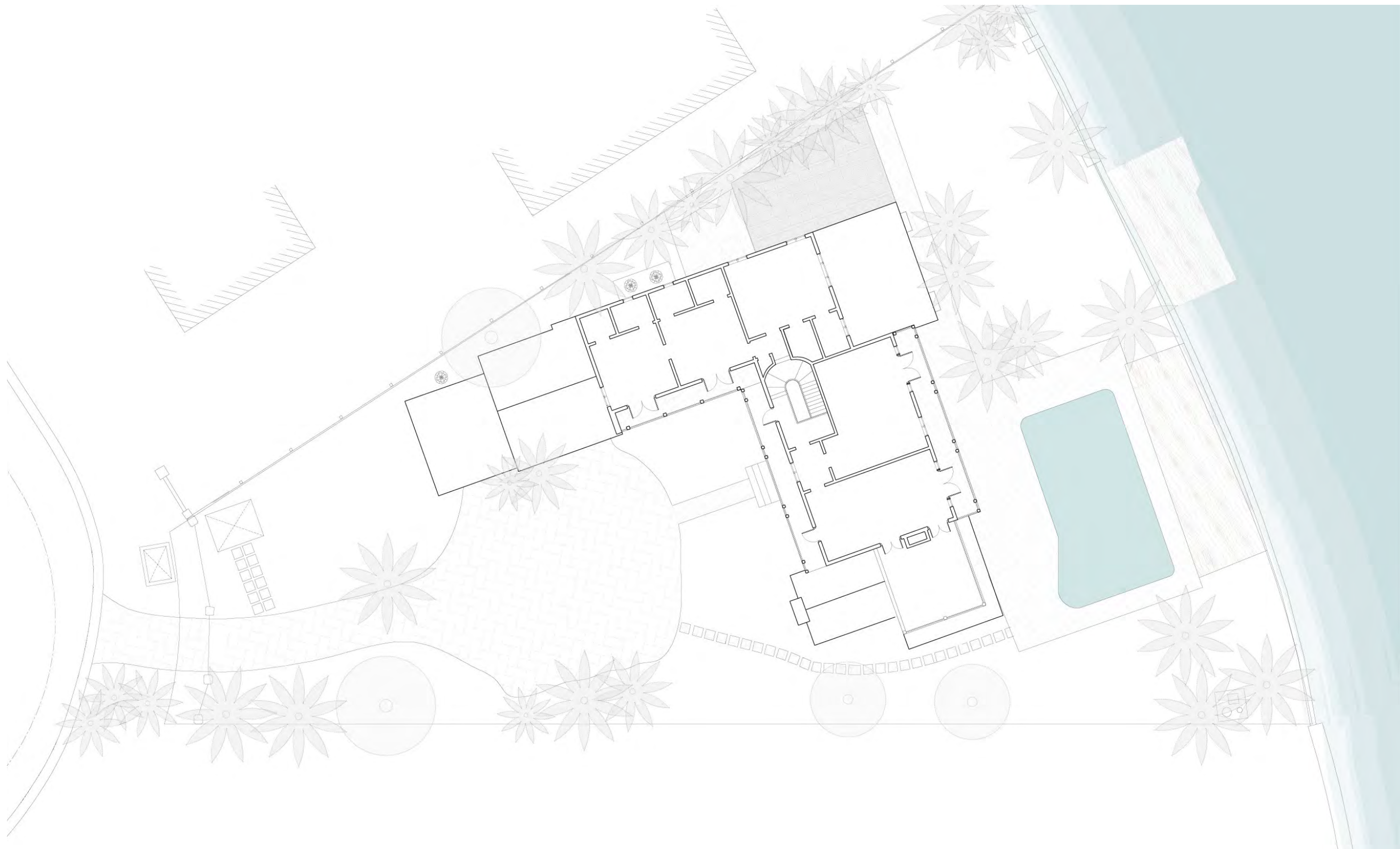


First Floor Plan

0' 5' 10' 15'



Existing Structure [floor plans]



Second Floor Plan

0' 5' 10' 15'

