

DOMO ARCHITECTURE + DESIGN

July 29, 2016

City of Miami Beach
Planning Department, second floor
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Design Review Board approval for a new residence to be located at 733 Lakeview Drive, Miami Beach, Florida.

Dear Members of the City of Miami Beach Design Review Board (DRB),

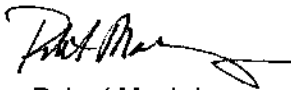
I am submitting this proposed residence on behalf of the owners, to be located at 733 Lakeview Drive, Miami Beach, for approval from the DRB. There is an existing pre-1942 structure on the site which is currently encroaching on the west side yard setback as set forth by the City of Miami Beach. The existing structure is also currently below the minimum flood heights set forth by FEMA. In addition, there has been an addition & modifications made to the existing pre-1942 structure.

Please consider this a letter of intent to demolish the existing structure, and construct a new one story custom residence. The new residence shall be approximately 4,160 square feet. We feel that it would be prohibitively expensive to raise the existing structure to the minimum flood elevations set forth by FEMA. In the proposed design of the property we have taken great effort to be respectful of adjacent properties and be proportionately sensitive to the site and it's context.

We respectfully request that the DRB consider this new residence for approval. We are not requesting any variances as the proposed new residence's lot coverage, unit size, minimum setbacks & maximum height are all within the allowed parameters set forth by the city.

I truly hope that you all like the design.

Sincerely,



Robert Moehring
RA, RLA, LEED AP

