

DOMO ARCHITECTURE + DESIGN

August 26, 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 790 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 owner, to be located at 790 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.

Please consider this a letter of intent to demolish the existing structure, and construct a new two story custom residence. The new residence shall be approximately 9,404 square feet. We feel that it would be prohibitively expensive to raise the existing structure to the minimum flood elevations set forth by FEMA.

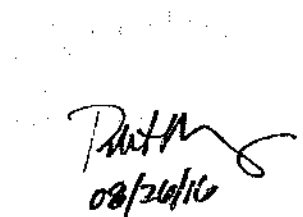
We respectfully request that the DRB consider this new residence for approval. We are requesting approval for an increase in height of 3 feet. We are not requesting additional variances as the proposed new residence's lot coverage, unit size, and minimum setbacks are all within the allowed parameters set forth by the city.

I truly hope that you all like the design.

Sincerely,



Robert Moehring  
RA, RLA, LEED AP



08/26/16