



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 03-11-2019

TO: Planning Department – Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

RE: DRB19-0364 ARCH Narrative for 1420 W 23rd Street
Response to comments issued 03-01-2019

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Comments

Design Review Board

SUBJECT:

DRB19-0364, 1420 West 23rd Street

Comments Issued:

03/01/2019

Final CAP/PAPER Submittal:

1:00 PM on 03/11/19 03/18/19

Notice to Proceed:

03/18/19

Tentative Board Meeting Date:

05/07/19

PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 03/11/2019** for the **MAY 07, 2019** meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
 - o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- **All other associated fees due 03/20/2019**

DRAFT NOTICE:

DRB19-0364, 1420 West 23rd Street. An application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers, and



ARCHITECTURE INTERIOR DESIGN PLANNING

variances to reduce the required side and sum of the side setbacks to allow a second floor planter in the east yard at the second level, and a variance from the minimum yard elevation in a required yard, to replace an existing two-story architecturally significant pre-1942 residence.

1. APPLICATION COMMENTS

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline MARCH 18, 2019:

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ ____ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ ____ (\$500 p/ variance)
7. Sq. Ft Fee - \$ ____ (50 cents p/ Sq Ft.) Total Outstanding Balance = \$ ____

•One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).

•One (1) original Letter of Intent.

•One (1) original set of architectural plans signed, sealed and dated.

•One (1) original signed, sealed and dated Survey.

•Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.

•Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).

• 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.

• A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any further questions, please contact me. Monique Fons: 305.673.7550/

moniquefons@miamibeachfl.gov

Response: Noted. Requested items will be provided at time of Final Submittal.



ARCHITECTURE INTERIOR DESIGN PLANNING

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A3.00 Vegetated swale transition area at 4.33' NGVD in west yard does not comply with minimum yard requirement of 6.56'

Response: The area in question has been revised, and the minimum elevation for this area will be no lower than Grade (5.28' NGVD) and has been noted as such on the plans.

b. Landscape plans do not indicate/detail 50% green roof

Response: To clarify, the project will not be seeking a 50% green roof. As such, any previous indication of a green roof has been removed from all architectural and landscape plans.

c. Waivers Requesting:

i. 4' height RS 3 on 19,686 SF lot

Response: Correct, the proposed project is seeking a 4' height waiver that would allow the single-family residence to increase the maximum allowed height of the proposed flat roof to increase from 24'-0" to 28'-0" measured from base flood elevation + freeboard. The proposed project is seeking to locate the top of the first floor at +14.00' NGVD, which would be 1 foot above the maximum base flood plus freeboard elevation to provide proper clearance for the vehicular parking underneath the residence. As such, the project is proposing a 27'-0" tall structure, which would still be in compliance with the allowed 28'-0" tall height by waiver once the 1 foot above maximum freeboard is factored in.

d. Missing neighborhood elevation with abutting properties from street and from water

Response: The neighborhood context elevations had been provided on Sheet A4.04. These elevations have been further developed, and labeled to clearly identify which elevation is from the street and which elevation is from the water.

e. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: The cover page, as well as each sheet's title block has been updated to indicate "Final Submittal" as well as the submittal date of "March 11.2019".

f. Add narrative response sheet

Response: An Architectural and Landscape narrative have both been provided as part of the submittal.

3. DESIGN/APPROPRIATENESS COMMENTS



ARCHITECTURE INTERIOR DESIGN PLANNING

4. VARIANCE/ZONING COMMENTS

a. Application as submitted is incomplete due to the following comments: As proposed several variances are required. The applicant states that variances are not requested. Therefore, the project needs modifications to eliminate the following variances:

Response: See responses below. The proposed project has been modified in the following ways in order to address the variances in question, in order to propose a project that is not requesting any variances.

1. A variance to reduce the side setback (due to planters)

Response: The east yard second floor planters have been removed. The east yard encroachment in question is now being treated as a "roof overhang".

2. A variance from the sum of the side setbacks.

Response: The east side yard encroachment in question has been redesigned as an allowable "roof overhang" encroachment, and as such this eliminates any need for a variance to reduce the sum of the side setbacks. Therefore, the proposed project will not be pursuing a variance for the sum of the side yard setbacks as the project now complies with the sum of the required side setbacks.

3. A variance to reduce the minimum elevation required in side yard may be required for the driveway. See below b.

b. b. Minimum yard elevation requirements.

1. The minimum elevation of a required yard shall be no less than five (5) feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply. The proposal includes areas at 4.33 where grade is 5.28. The allowance of areas identified above was to allow those portions of yards to "transition" from the lower elevation to the higher minimum yard elevation NOT reversed to go lower than grade; as such a variance from this section is required for the driveway transition areas and other vegetated swale below grade.

Response: The driveway "transition area" has been noted on the plans to be no lower than 5.28'



ARCHITECTURE INTERIOR DESIGN PLANNING

NGVD (Grade). The driveway transitions from the 5.28' NGVD elevation to the higher side yard elevations as required by code. The vegetated swale transition area has also been noted on the plans to be no lower than 5.28' NGVD (Grade). The vegetated swale transitions from the 5.28' NGVD elevation to the higher side yard elevations as per code. As such, we feel the proposed project is in compliance with the code and will not have to seek a variance for this condition anymore.

c. Lot coverage shall be revised. Covered areas exceeding 10'-0" from the building walls and areas of accessory building (including pergolas) that exceed 2% of the lot area shall be counted in lot coverage (see section 142- 105(b)(5)c.2). Add both areas (Covered terraces and trellis) and the excess above 2% (393.7 sf) shall be added to lot coverage. Regardless of counting the second floor projecting over the covered terrace on the rear and over the driveway, in addition, the area exceeding 10'-0" shall be part of the calculations for the 2% of the covered terraces. Clearly identify all areas counted in the covered areas exceeding 10' and the accessory building

Response: The lot coverage calculation diagram has been updated as per the above comments.

d. Revise unit size diagrams. Single-story covered terraces and porches, which, with the exception of supporting structures, are open on at least three sides, and are part of a detached single story accessory structure located within a rear yard, provided such terrace or porch does not exceed two percent of the lot area do not count towards unit size. Only the area covered by the second floor on the east side and exceeding 10'-0", (not 6'-0") counts in unit size. The trellis area part of the terrace does not count in unit size. The accessory building does not exceed 2% of the lot area, therefore the entire area, does not count in unit size.

e. Side wall located on the east property line exceeds 7'-0" from grade.

f. A retaining wall will be required on the west property line along the low swale area. Revise section detail 3 and 7.

Response: The unit size calculation diagrams have been updated as per the above comments.

g. Planters on the second-floor east side IS NOT AN ALLOWABLE ENCROACHMENT.

Response: The east side yard encroachment in question has been redesigned as an allowable "roof overhang" encroachment.



ARCHITECTURE INTERIOR DESIGN PLANNING

5. LANDSCAPE COMMENTS

1. General Correction #3 Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Site plan modification may be required in order to adequately protect root zone and canopy of trees indented to be in good health, particularly as it relates to existing tree identified on Tree Disposition Plan as #1, 31, 51 and 62. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester

Response: Landscape plans have been revised accordingly, and expanded arborist report has been provided as per above comment and as per meeting on 03-07-2019.

2. The tree report submitted is not a comprehensive report and is missing clear, detailed justification for the proposed removal of mature specimen trees within the property. Without this information we will not be able to properly address site plan recommendations. • The tree report should illustrate the tree deficiencies which are being identified and used as reason for removal. • In addition, please explain why a conscience pruning plan cannot be developed for the specimen trees on site in an effort to retain. • I would also recommend revisiting the building layout and explore methods of revising to retain these large specimen trees. • Proposed new tree plantings need to provide proper spacing and growing space. Please address trees adjacent to driveway, which may have insufficient soil volume for the proposed species. • Tree disposition seems to have some mislabeled trees.

Response: Landscape plans have been revised accordingly, and expanded arborist report has been provided as per above comment and as per meeting on 03-07-2019.