

DOMO Architecture + Design

March 11th, 2019

**VIA HAND DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**Re: Application to Design Review Board (DRB19-0375) – Response to Staff  
Final Submittal Review Comments Dated March 1st, 2019**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated March 1st, 2019 for Application DRB19-0375 in connection with approval of a two-story single family residence located at 4747 North Bay Road, Miami Beach. The Applicants responses to the comments are as follows:

**2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

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

- Front cover title has been updated with "FINAL SUBMITTAL" added and drawings have been dated as per direction.

**b. Add narrative response sheet**

- Narrative response has been added. See attached.

**3. DESIGN/APPROPRIATENESS COMMENTS**

**a. Variance to exceed by 3' the maximum height elevation of the required rear yard in order to construct a pool and associated decking at a higher NGVD elevation**

**• Max. Yard 6.56' Proposed 9.56' FFE:13'**

- Comment noted and Variance requested.

**4. VARIANCE/ZONING COMMENTS**

- a. **Section diagrams on page A-2.6B is missing guard rails of stairs. Indicate height of top of railings. Round to the next entire inch the height dimensions.**

- Guard rails of stairs have been included in section diagrams on page A-2.6B and rounded height dimension of railing is indicated.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Moehring", with a stylized flourish at the end.

Robert Moehring, Principal  
Architect, Landscape Architect, LEED AP  
DOMO STUDIO LLC.

# REVISION NARRATIVE

March 6, 2019

**TO** Mr. Ricardo Guzman | Miami Beach Planning and Zoning

**RE** 4747 North Bay Road (DRB19-0375)

Dear Mr. Ricardo Guzman,  
Included please find a **Revision Narrative for 4747 NBR for the DRB comments received 02.21.19**. Please note that the revised landscape plans have been tagged with a **Final DRB Submittal dated 03.08.19**. Thank you for your assistance and please contact me with any questions or comments. Regards,

Chris Cawley, RLA, ASLA  
305.979.1585

**COMMENT:** *In the absence of over head utility lines, please replace Silver Buttonwood Trees in ROW for a larger sized canopy shade tree.*

**RESPONSE:** Silver Buttonwood Street Trees have been replaced with Category 1 Clusia Rosea Street Trees.

**COMMENT:** *Significantly reduce extend of paving associated with autocourts west of the front building elevation and within the interior side yards. Graphically show number of vehicles to be parked on driveways. Please note that zoning code only requires two parking spaces for a SFR*

**RESPONSE:** Please note that existing layout and paving was approved in previous DRB submittal.

**COMMENT:** *Increase number of shade trees in the rear yard and diversify palette with larger canopy shade tree species. Total number of Montgomery palms should be reduced.*

**RESPONSE:** Montgomery palms have been reduced and two new native gumbo limbo trees have been provided in the rear yard.