

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

Property Address: 4260 Pine Tree Drive, Miami Beach, Florida 33140

DRB19-0427

Tentative Hearing: October 1, 2019

Comments issued on: 7/26/19 | JGM, FSC, IV

1. Application Comments
  - a. See comments posted by Monique Fons
2. General
  - a. Provide a narrative response sheet
    - i. This is the response sheet.
  - b. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline.
    - i. See Sheet C-0.0, 0.1. Final Submittal has been added.
  - c. All drawings need to be dated – ensure final submittal date is on the cover sheet.
    - i. Final submittal date has been added on all sheets. See Lower Right hand corner.
3. Deficiencies in Architectural Presentation
  - a. A-0.5 Zoning Legend – Survey indicates CMB Grade @ 5.87 NGVD (Centerline of sidewalk at property). Correct. Flood: 8. Freeboard: +5'. Finished First Floor 16' (BFE + 5FB = 3)
    - i. See sheet A-0.5. All Values have been updated.
  - b. A-2.01 Portions of rear yard do not meet minimum yard elevation of 6.56' NGVD. Driveway width limited to 15% of 75'-0" lot, or 11.25' – 19'-8" Proposed. The maximum width of all driveways at the property line shall not exceed 15% of the lot width, and in no instance shall be less than 9' in width and greater than 18' in width. No parking in front yard unless waived by DRB. Verify Pool equipment slab (BFE+1). Pool equipment not allowed in the required understory edge.
    - i. Most of the rear yard complies with 6.56' NGVD min. yard, slopes down to 6.25' NGVD at the very rear. Driveway has been reduced to 11'-3". Parking in the Front yard (uncovered) has been removed. Pool equipment is only located on exterior slab (see diagrammatical section). Pool slab is at Elev. BFE + 1'
  - c. A-2.1, 2.2, 2.3 – turn off unnecessary measurements, and interior dimensions. Use overall dimensions only. Add floor slab and elevation marks
    - i. See Sheets A-2.1, 2.2, 2.3 – Only overall dimensions are shown. Also elevation marks have been added.
  - d. A-3.0 – Missing Graphic
    - i. This is only an enlarged diagram showing that we are asking for a variance of 3'-0" to raise the level of the first floor. By code, we are allowed to go up to BFE

+5', but we are requesting an additional 3'. That is what this diagram intends to show.

- e. A-4.0, 4.1, 4.2, 4.3 Elevations. Add property lines and setback lines. Add overall lengths of the building. Add standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of building measured from FFE of top of slab, include height of roof elements. Include projection distances into required yards. Maximum height is 24' to flat roof and add graphic 4' waiver request.
    - i. Sheets A-4.0, 4.1, 4.2, 4.3 – Property lines and Red Dashed Setback lines, overall lengths of building, elevation datum marks, overall height of building, projection distances into required yards have been added. 3' Height waiver has been graphically highlighted in the Elevations.
  - f. A-4.2 – Relabel Left to South Elevation
    - i. See sheet A-4.2, corrected.
  - g. A-4.3 – Relabel Right to North Elevation
    - i. See Sheet A-4.3, corrected.
  - h. Missing Yard Section Diagrams. Enlarged scale, ensure property lines and setbacks are shown. Add standard elevation datum marks (CMB grade, Adjusted grade, BFE, FFE, 30" above Adj Grade), include overall height of all encroaching elements, include projection distances into required yards. Minimum yard elevation: 6.560. Maximum yard elevation 8.370.
    - i. See A-6.0 for Pool Equipment Slab.
  - i. Two-Story side elevation waiver is required for both side yards – non-compliance with 75% landscape pervious area.
    - i. Met with James Murphy regarding this comment – this comment is on hold for now.
  - j. Include a diagram showing the requirements of the open space for two-story side elevations and show 1/3 of the developable width and area in excess of that. Area exceeding 1/3 of the developable width and/ or 5% of the lot area shall be counted in the lot coverage. Sec. 142-16(2)d.
    - i. Met with James Murphy regarding this comment – this comment is on hold for now.
4. Zoning/ Variance comments
- a. Variance #1 to exceed max height +3'. Staff not supportive.
    - i. See Cover sheet for added requested variance and waivers table.
  - b. Revise survey to be up to date.
    - i. Please see June 5, 2019 on bottom left hand corner of survey, under Revisions.
  - c. Revise grade in zoning table to be 5.90' NGVD as indicated in survey Revise Adjusted grade. Revise zoning district to RS-4.
    - i. Zoning sheet A-0.5 has been updated. Note that grade is 5.87' NGVD, as stated in Deficiencies in Architecture A.
  - d. Letter of intent is insufficient and does not demonstrate how the variance requested satisfies the hardship or practical difficulties.

- i. Letter of Intent has been updated.
  - e. Ground floor plan, page A-2.01 is not at the same scale as the upper floors. Provide all floor plans at the same scale when printed.
    - i. See sheet A-2.01 for updated Floor Plan.
  - f. Revise Unit Size Calculations. Portions of the balcony exceeding 6'-0" in the BBQ area at 1<sup>st</sup> floor and covered by a floor above counts in unit size. Area exceeding 6'-0" on covered cantilevered balcony adjacent to the stair on the second floor-south side, counts in unit size. The covered terrace adjacent to master suite on the second floor exceeds 10'-0" from building walls. Area exceeding 10'-0" to the edge of the roof counts in unit size. With these additions, the project exceeds the maximum unit size allowed.
    - i. See A-1.0. Covered terrace at First Floor @ BBQ has been added. The covered terrace adjacent to the master suite on the second floor has been opened to above (Alum. Trellis), therefor not counting in unit size. The covered terrace adjacent to master suite on the second floor has been reduced to 6', therefore it does not count.
  - g. Revise lot coverage diagram and calculations. Area of stair at the second floor projects off building walls below and counts in lot coverage.
    - i. Lot Coverage has been revised. See A-1.1.
  - h. Bar, counter sink are not allowed at the roof level.
    - i. Bar, counter and sink have been removed from roof level.
  - i. Stair from ground level to the first floor, shown on page G-1.0 is missing on the floor plan
    - i. Stair has been removed from G-1.0.
  - j. The storage and pool equipment in the understory cannot be enclosed or air conditioned.
    - i. See A-2.0. Pool Equipment is on an exterior slab.
  - k. Parking shall be located below the first habitable floor.
    - i. Parking for 2 cars is located under the first habitable floor.
  - l. Maximum width of driveway is 11'-3"
    - i. Driveway has been reduced to 11'-3"
  - m. Revise front yard calculations. For understory area, the required front yard is 30' and the required open space shall be 70%.
    - i. Front yard calcs have been updated. See A-1.4.
  - n. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be setback a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/ or steps or ramps for the front and side yard.
    - i. To be discussed at hearing.
5. Design/ Appropriateness Comments
- a. Waiver #1: 70% second floor limitation. 100% proposed. Staff not supportive with requested waiver.

- b. Waiver #2 for parking
  - i. Parking is only understory now. Waiver not requested.
- c. Waiver for both open spaces (open space materiality, ie water). The water area in open space does not comply with the requirements of the open space in regard to finish material, therefore a waiver is required.