

September 9th, 2019

VIA HAND DELIVERY

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

Re: Application to Design Review Board (DRB19-0456) – Response to Staff Final Submittal Review Comments Dated August 30th, 2019

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated August 30th, 2019 for Application DRB19-0456 in connection with approval of a two-story single family residence located at 250 South Hibiscus Drive, Miami Beach. The Applicants responses to the comments are as follows:

1. APPLICATION COMMENTS

a. Refer to comments posted by Monique Fons regarding any application deficiencies.
Administrative comments reviewed and complied with accordingly.

2. GENERAL

a. Provide a narrative response to staff comments.
Narrative response provided herein.

b. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.
Final Submittal text and submittal date provided on front cover in addition to the date of the DRB meeting.

c. All drawings to be dated – ensure final submittal date is on the cover sheet.
Final Submittal date provided on the front cover. All signed and sealed drawings dated.

3. DEFICENCIES IN ARCHITECTURAL PRESENTATION

a. SURVEY/ A-0.0 ZONING LEGEND Update survey to show lot depth to CL of seawall (1815.1'. Update lot area (11,106SF) to calculate SF of lot to cl of seawall. Take rear setbacks from CL of seawall. Grade is 6.135 NGVD Revise. Adjusted grade is 8.0675. Revise. Lot depth 185.1' Revise.

Revised survey provided with dimension from front property line to the middle of the seawall of 180.69'. Lot area updated accordingly to 10,827.66sf. Rear setback updated to 27.1035' measured from the centerline of the seawall. Elevations modified to no longer round to the nearest 10th of a percent. Revised to 6.135' NGVD. Adjusted Grade revised to 8.0675' NGVD. Lot depth revised to 180.69' per revised property survey.

b. EX-2.2 Add additional sheet of exterior photos (four to page) of exterior of the structure.
Additional page of existing exterior property photos added.

c. A-1.1 60' wide property limited to one driveway. The maximum width of all driveways at the property line shall not exceed 15% of the lot width, or 9'; as such two 9' wide driveways exceed this amount, eliminate one driveway OR seek variance to exceed this % amount for more than one driveway.

Variance request added to submittal.

d. A-1.1 Ground floor terrace (south) Understory edge. 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 (5) 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 area. The front and side understory edge shall be designed to accommodate on-site water capture from adjacent surfaces and expanded landscaping opportunities from the side yards. Relocate outdoor pool shower outside of understory edge.

Comment withdrawn per email correspondence with James Murphy on September 5th, 2019.

A-2.1 Missing ground floor understory unit size diagram and SF.
Understory Unit Size diagram added.

e. A-2.2 If there is a void of space at interior stairwell it does not count toward unit size at second floor. Second floor Covered areas at the rear terrace that extend past 10' count towards second floor unit size. Unit size diagram and calculations shall be revised.

No void present. Covered rear terrace area in excess of 10' at second floor terrace added.

f. A-2.3 Missing roof plan unit size diagram and SF (important to show covered areas at second level, see comment g. above)

Unit Size Roof Terrace plan added

g. A-2.4 Front open space calculated incorrectly. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be measured from the front setback of the principal structure (30') to the front property line. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Revise calculations from 30' setback.

Front yard open space diagram revised to be measured from the 30' front setback.

Waiver request added to submittal accordingly.

h. A-2.6, A-4.0 A-4.1, A-4.2, A-4.3, A-4.4, A-4.5, A-5.0, A-5.1 Add overall height measurement from BFE +5. Show additional height (waiver) above this amount of 24' from BFE+5'. Unshade driveway in key plan. Add key directional to key plan

Requested height measurement added. Driveway hatch removed from key plans.

Direction keys provided in key plans.

- i. A-4.2 mechanical equipment niche (at 17' NGVD) cannot be setback 5'-2" from side property lines and must comply with setbacks of principal structure. Additionally, staff has concerns about visibility to neighboring property, relocate to roof, or setback to 7'-6" and screen.

Equipment niches revised to comply with building setbacks and appropriately screened. AHU's moved to rooftop. Plans and elevations revised accordingly.

- j. A-4.4 Ground floor (understory) front wall must be architecturally detailed. Architect encouraged to puncture wall in random geometric openings to allow from light and air while still maintaining privacy. With the exception of the structural components, walls should be more transparent. Maximum height of walls in required side yard is 7' from

Front property fence and gates revised to be 50% open and articulated in response to the architecture of the home. Height reduced to 7' measured from CMB grade.

- k. A5.0, A5.1, A5.2, and A5.2a, and A5.3, A5.3a, Add key directional to key plan

Directional keys provided in key plans. Sheets A-5.2 - A-5.3a do not exist.

- l. A-7.0, A-7.1, A-7.2 Confirm landscape species in renderings are reflective of landscape plans

Landscape species and intent are reflected in the project renderings.

- m. Seawall to be raised to minimum PWD standard (7.29 NGVD, confirm with PWD).

Seawall is at +7.26' NGVD, the minimum elevation required by PWD and DERM.

4. ZONING/VARIANCE COMMENTS.

- a. Provide a narrative responding to staff comments.

Narrative response provided herein.

- b. The lot area of the property can be measured up to the center of the seawall. Therefore, the lot depth of the property is approximately 185' and the lot area is approximately 11,100 sf. Revise lot area, lot depth, rear setback and other calculations related.

See comment 3a above. Revised survey provided with dimension from front property line to the middle of the seawall of 180.69'. Lot area updated accordingly to 10,827.66sf.

Rear setback updated to 27.1035' measured from the centerline of the seawall.

Elevations modified to no longer round to the nearest 10th of a percent. Revised to 6.135' NGVD. Adjusted Grade revised to 8.0675' NGVD. Lot depth revised to 180.69' per revised property survey.

- c. The fence at the front cannot exceed 7'-0" from grade within the required side yards.

Front property fence revised to be 7' measured from CMB grade.

- d. The maximum width of all driveways shall be 9'-0". One driveway shall be eliminated.

Variance request added to submittal.

- e. The front walls within the understory shall be non-supporting breakaway walls and shall be 50% open to comply with section 142-105(b)(4)e.1.

Front property wall revised to be 50% open and to be break away construction.

- f. The required front yard open space applies to the first 30'-0" from the front property line.

Revise project to comply.

Waiver request added to submittal.

g. Revise unit size diagrams and calculations. Portions of the covered terrace exceeding 10'-0" from the building walls on the west side of jacuzzi counts in unit size at the second floor.

Unit Size diagrams and calculations revised. Covered rear terrace area in excess of 10' at second floor terrace added.

h. Indicate area of the accessible roof deck.

Accessible roof deck area hatched for clarity.

5. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1: height RS3- 4' flat roof on 23,361 SF lot: Supportive

b. Waiver #2: 70% second floor limitation, request 74% : Supportive

c. Architect encouraged pull back full balcony projection of 5' into front yard to prevent overwhelming the front streetscape. (A-7.0 and A-7.1)

Front balcony projection, while compliant with code parameters, has been reduced to a 4'-0" projection and plans and elevations revised accordingly. The proposed projection is a critical element of the architectural design intent of the home.

d. Ground floor (understory) front wall must be architecturally detailed. Architect encouraged to puncture wall in random geometric openings to allow from light and air while still maintaining privacy. With the exception of the structural components, walls should be more transparent. Maximum height of walls in required side yard is 7' from Grade. (A-7.0 and A-7.1)

See comment 3j above. Front property fence and gates revised to be 50% open and articulated in response to the architecture of the home. Height reduced to 7' measured from CMB grade.

e. Missing location of AC equipment for front structure.

Rooftop AHU locations with appropriate screening added. Plans and elevations revised accordingly.

f. Add segregated pedestrian path in front yard from front gate to sidewalk.

Segregated pedestrian path added to front yard from gate to sidewalk.

g. Any proposed enclosure planned for 600SF parking area? Roll down/tilt doors or gates?

Parking is proposed to be open air, open to the understory and is indicated on the understory plan.

h. Staff recommends applicant outreach to neighboring properties

Applicant will conduct neighborhood outreach.

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,



Robert Moehring

Architect, Landscape Architect, LEED AP

Principal

DOMO Architecture + Design