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MEMORANDUM

TO: CITY OF MIAMI BEACH
ATTENTION: DRB PLANNING DEPARTMENT
PROJECT: 2135 LAKE AVENUE, MIAMI BEACH, FL 33140
PERMIT #: DRB19-0457
REFERENCE: RESPONSE TO COMMENTS DATED 08.30.2019
FROM: DYRLAN E. TORREZ
DATE: 09.09.2019

MESSAGE

1. APPLICATION COMMENTS

- A. REFER TO COMMENTS POSTED BY MONIQUE FONS.

REVIEWED COMMENTS FROM MONIQUE FONS.

2. GENERAL

- A. PROVIDE A NARRATIVE RESPONDING TO STAFF COMMENTS.

PLEASE SEE ATTACHED NARRATIVES RESPONDING TO STAFF COMMENTS.

- B. ADD "FINAL SUBMITTAL" TO FRONT COVER TITLE FOR HEIGHTENED CLARITY OF REFERENCE FOR NEXT DEADLINE.

PROVIDED "FINAL SUBMITTAL" ON FRONT COVER.

- C. ALL DRAWINGS TO BE DATED-ENSURE FINAL SUBMITTAL DATE IS ON THE COVER SHEET.

PROVIDED DATE ON ALL DRAWINGS AND ENSURE FINAL SUBMITTAL DATE ON COVER SHEET.

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- A. A1.0A ZONING LEGEND/SURVEY ADD "+4 WAVIER" IN DEFICIENCIES UNDER 17. HEIGHT. ADD SLOPED ROOF HEIGHT INFORMATION.

**ADDED "+4 WAIVER" IN DEFICIENCIES UNDER 17 AND
ADDED SLOPED ROOF HEIGHT INFORMATION ON SHEET
A1.0A (UNDER 17).**

- B. A1.1A MISSING UNIT SIZE ROOF LEVEL (ELEVATOR + VESTIBULE)
DIAGRAM AND CALCULATION

**ADDED UNIT SIZE ROOF LEVEL (ELEVATOR+VESITBULE) ON
SHEET A1.1A (DIAGRAM AND CALCULATIONS).**

- C. A1.1C FRONT YARD OPEN SPACE IS CALCULATED USING FRONT
YARD (20' MEASUREMENT) REVISE. IT APPEARS THAT THE ENTIRE
POOL WATER SURFACE IS DEDUCTED AS GREEN SPACE, SINCE
THE POOL IS ABOVE ADJUSTED GRADE ONLY 50% OF THAT AREA
CAN COUNT TOWARDS OPEN SPACE. REVISE OR CLARIFY.

**REVISED FRONT YARD OPEN SPACE USING 20'
MEASUREMENT ON SHEET A1.1C, REVISED THE POOL AREA
CALCULATIONS AND WE ARE ONLY USING 50% OF THE
POOL AREA (280.5 SQ. FT.), SEE REVISED SHEET A1.1C.**

- D. A1.1D SHOW ACTIVE ROOFDECK AREA IS < DECK AREA OF 25
PERCENT OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE
FLOOR BELOW (SECOND FLOOR: 3699, OR <925 SF). COVERED
STAIR IS NOT PERMITTED. COVERED SHADE AREA MUST BE
TRELLISED OPEN TO THE SKY BY 50-%. DEMONSTRATE:
SKYLIGHTS, NOT TO EXCEED FIVE FEET ABOVE THE MAIN
ROOFLINE, AND PROVIDED THAT THE AREA OF SKYLIGHT(S) DOES
NOT EXCEED TEN PERCENT OF THE TOTAL ROOF AREA OF THE
ROOF IN WHICH IT IS PLACED.

**REVISED SHEET A1.1D, ROOF DECK AREA (798 SQ. FT.,
20.10%) IS < DECK AREA OF 25% OF THE ENCLOSED FLOOR
AREA IMMEDIATELY ONE FLOOR BELOW (3,969 SQ. FT.), WE
ARE NOW PROPOSING OPEN STAIRS WITH AN OPEN
TRELLIS TO THE SKY WITH A MINIMUM OPENING OF 50%,
PLEASE SEE UPDATED SHEET A4.0 WITH ADDITIONAL
INFORMATION. THE SKYLIGHT DOES NOT EXCEED THE MAIN
ROOFLINE, THE SKYLIGHT IS AT THE SAME ELEVATION
(+28'-0") AS THE MAIN ROOFLINE, PLEASE SEE SHEETS
P6.0, P8.0, R1.0, R2.0, A2.2, A4.0, A6.1, A6.2 & A6.3. THE
SKYLIGHT (188.5 SQ. FT., 4.75%) DOES NOT EXCEED 10%
OF THE TOTAL ROOF AREA OF THE ROOF, PLEASE SEE SHEET
A1.1E.**

E. A1.1E REMOVE

USED THIS SHEET TO ILLUSTRATE THE SKYLIGHT AREA VS THE ROOF AREA. THE SKYLIGHT DOES NOT EXCEED 10% OF THE TOTAL ROOF AREA OF THE ROOF.

- F. A2.0, ET AL. REMOVE UNNECESSARY MEASUREMENTS (EACH COLUMNAR SPACING EX), DIMENSIONS AND MARKINGS. RELOCATE COLUMNS OF GARAGE OUTSIDE OF REQUIRED SETBACK, NOT AN ALLOWABLE ENCROACHMENT. CORRECT ZONING LEGEND: DESIGN FLOOR ELEVATION IS 10' NGVD WHICH IS BFE +2 FREEBOARD NOT 9'. PLAN MISSING DESIGN ELEMENTS SHOWN ON UNIT SIZE, LOT COVERAGE AND OTHER "DIAGRAMATIC" PLANS, IE DRIVEWAY, POOLS , AND POOL DECKING. RE-TURN ON THESE LAYERS AND ADD APPROPRIATE DIMENSIONING FOR SITE PLAN REVIEW.

REMOVED UNNECESSARY MEASUREMENTS ON SHEET A2.0. THE COLUMNS AT THE GARAGE ARE CANTILEVERED, PLEASE SEE DETAIL 1/A7.0. UPDATED ZONING LEGEND WITH 10' NGVD FREE BOARD, PLEASE SEE SHEET A1.0A. ADDED THE DESIGN ELEMENTS ON THE DIAGRAMATIC PLANS ALONG WITH DIMENSIONS, PLEASE SEE SHEETS A1.1, A1.1B & A1.1C. ALL SITE DESIGN ELEMENTS AND DIMENSIONS ARE ILLUSTRATED ON SHEET A1.0.

- G. A2.1, ET AL. REMOVE UNNECESSARY MEASUREMENTS (EACH COLUMNAR SPACING EX), DIMENSIONS AND MARKINGS.

REMOVED UNNECESSARY MEASUREMENTS ON SHEET A2.1.

- H. A2.1 IS THERE A DOUBLE HEIGHT VOID SPACE BETWEEN FAMILY ROOM AND MASTER SUITE? IF SO MARK AS "OPEN TO BELOW" AND REMOVE THAT AREA FROM SECOND FLOOR UNIT SIZE DIAGRAM AND CALCULATION ON SHEET A1.1A

YES, WE HAVE A DOUBLE HEIGHT VOID SPACE BETWEEN THE FAMILY ROOM AND THE MASTER SUITE. UPDATED SHEET A2.1 AND PROVIDED NOTE "OPEN TO BELOW". REMOVED THAT AREA FROM THE SECOND FLOOR UNIT SIZE ON SHEET A1.1A, PLEASE SEE UPDATED SHEET A1.1A.

- I. A2.2 REMOVE UNNECESSARY MEASUREMENTS (EACH COLUMNAR SPACING EX), DIMENSIONS AND MARKINGS. COVERED STAIRS / STAIR BULKHEAD NOT ALLOWABLE HEIGHT EXCEPTION AND COUNTS TOWARDS UNIT SIZE.

REMOVED UNNECESSARY MEASUREMENTS ON SHEET A2.2. WE ARE NOW PROPOSING OPEN STAIRS WITH OPEN TRELLIS WITH ATLEAST 50% OPEN TO THE SKY, PLEASE SEE UPDATED SHEETS A2.2 AND A4.0.

- J. A4.0 REMOVE ROOF ELEMENT THAT EXTENDS PAST ENCLOSED ELEVATOR AND VESTIBULE, NOT PERMITTED HEIGHT EXCEPTION.

REMOVED ROOF ELEMENT, WE ARE NOW PROPOSING OPEN STAIRS WITH OPEN TRELLIS WITH ATLEAST 50% OPEN TO THE SKY. PLEASE SEE UPDATED SHEETS A2.2 AND A4.0.

- K. A5.0, A5.1, A5.2, A5.2A, A5.3, A5.3A, A6.0, A6.1, A6.2 AND A6.3 TURN OFF GROUND PLAIN/ WATER/EARTH RENDERING. ADD OVERALL HEIGHT MEASUREMENTS FROM BFE + 2, OR 10. ADD OVERALL AND BROKEN DOWN ELEVATION LENGTHS.

AS REQUESTED REMOVED GROUND PLAIN/WATER/EARTH RENDERING ON ALL SHEETS. ADDED OVERALL HEIGHT MEASUREMENTS AND BROKEN DOWN ELEVATION HEIGHTS.

- L. A5.2A RELOCATE COLUMNS OF GARAGE OUTSIDE OF REQUIRED FRONT SETBACK, NOT AN ALLOWABLE ENCROACHMENT - OTHERWISE A VARIANCE IS REQUIRED.

THE COLUMNS AT THE GARAGE ARE CANTILEVERED, PLEASE SEE DETAIL 1/A7.0.

- M. A5.0, A5.1, A5.2, AND A5.2A, AND A5.3, A5.3A, ADD KEY DIRECTIONAL TO KEY PLAN

ADDED KEY DIRECTIONAL ON KEY PLAN, PLEASE REFER TO KEY PLAN AT BOTTOM RIGHT AT EACH SHEET.

- N. A6.0, A6.1, A6.2 AND A6.3 ADD SECTION CUT MINI PLAN DIRECTIONAL

PLEASE REFER TO SHEETS A2.0, A2.1, A2.2 & A4.0. ADDED SECTION TAGS ON THOSE SHEETS.

O. MISSING YARD SECTION DIAGRAMS. YARD ELEVATIONS SHALL BE REVISED. AREAS SUCH AS 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, MAY HAVE A LOWER ELEVATION (IN REFERENCE TO THE ELEVATIONS NOTED BELOW). THE MINIMUM AND MAXIMUM YARD ELEVATIONS (IN NGVD) FOR THE PROPERTY ARE AS FOLLOWS:

- FRONT YARD MIN-MAX. ELEVATION: MIN_6.56' MAX._ 7.125'
- INTERIOR SIDE YARD MIN-MAX ELEVATION: MIN_6.56' MAX._ 6.760'
- INTERIOR SIDE YARD MIN-MAX ELEVATION: MIN_6.56' MAX._6.760'
- REAR YARD MIN-MAX ELEVATION: MIN_6.56' MAX._ 10.0'

UPDATED YARD ELEVATIONS, PLEASE REFER TO SHEET A1.0. PLEASE BE ADVISED THAT THE ELEVATIONS ON THE CIVIL DRAWINGS ARE IN NAVD (AS REQUESTED BY THE CMB PERMIT DEPARTMENT). PLEASE SEE YARD SECTION DIAGRAMS ON SHEETS A7.0 AND A7.1.

P. A5.1 AND A5.2 SEAWALL TO BE RAISED TO MINIMUM PWD STANDARD (7.29 NGVD, CONFIRM WITH PWD).

UPDATED SHEETS A1.0, A5.1 & A5.2. WE ARE PROPOSING AN ELEVATION OF 7.33 NGVD FOR THE SEAWALL.

Q. L400 SIDE YARDS EXCEED MAXIMUM ALLOWABLE YARD ELEVATION HEIGHT. LOWER TO BE NO GREATER THAN MAX._6.760'

UPDATED YARD ELEVATIONS TO COMPLY WITH ALLOWABLE ELEVATION HEIGHTS.

4. ZONING/VARIANCE COMMENTS.

A. CERTAIN SITE PLAN ELEMENTS ARE WITHOUT SETBACKS AND IMPOSSIBLE TO ANALYZE, IE DRIVEWAY, POOL, AND POOL DECKING. DRIVEWAY WITHIN SIDE YARD MUST BE SUBSTANTIALLY CUT BACK AS IT FURTHER CONTINUES INTO SIDE YARD. POOL WATER SETBACK 6' FROM REAR PROPERTY LINE.

PLEASE SEE UPDATED SHEET A1.0, PROVIDED SETBACKS DIMENSIONS TO ALL ELEMENTS. REDUCED AND CUT BACK THE DRIVEWAY WITHIN THE SIDE YARD SETBACK REQUIREMENT.

- B. ARCHITECTURAL DETAIL AT GARAGE FRONT (COLUMNS?) ARE ENCROACHING INTO THE FRONT YARD AND ARE NOT ALLOWABLE ENCROACHMENTS. PUSH BACK/REMOVE OR SEEK A FRONT YARD VARIANCE.

THE COLUMNS AT THE GARAGE ARE CANTILEVERED, PLEASE SEE DETAIL 1/A7.0.

- C. PROVIDE A NARRATIVE RESPONDING TO STAFF COMMENTS.

WE WILL PROVIDE A NARRATIVE.

- D. THE COLUMNS AT THE GARAGE SHALL COMPLY WITH THE 30-FOOT FRONT SETBACK.

THE COLUMNS AT THE GARAGE ARE CANTILEVERED, PLEASE SEE DETAIL 1/A7.0.

- E. INDICATE SETBACK FROM THE SIDE PROPERTY LINE TO THE PARKING DECK. PARKING DECK BEYOND THE REASONABLE ACCESS TO GARAGE SHALL COMPLY WITH 7'-6" FROM THE SIDE PROPERTY LINE, AS THIS ARE IS NOT PART OF REQUIRED PARKING FOR THE SITE.

INDICATED THE SETBACK DIMENSIONS TO THE PARKING DECK (7'-6"). PLEASE SEE UPDATED SHEET A1.0.

- F. REVISE ZONING INFORMATION.

UPDATED ZONING INFORMATION, PLEASE SEE SHEET A1.0A.

- G. THE ROOF LINE SHOWN ON PAGE A1.0, A2.0 AT THE REAR DOES NOT MATCH THE OUTLINE OF THE ROOF ON PAGE A2.2 AND A4.0. REVISE UNIT SIZE DIAGRAM TO COORDINATE. COVERED AREA AT THE REAR EXCEEDING 10'-0" FROM THE BUILDING WALLS COUNT IN UNIT SIZE. AREA BEYOND COLUMNS ON THE NORTH, EAST AND WEST SIDES WOULD COUNT IN UNIT SIZE IF ROOF EXTEND OUTSIDE THE COLUMNS.

UPDATED SHEETS A1.0 & A2.0 TO MATCH SHEETS A2.2 & A4.0.

- H. REVISE GRADING PLAN. MAXIMUM ELEVATION IN THE SIDE YARDS IS 6.76'. NOTE THAT THE MINIMUM SIDE YARD ELEVATION IS 6.56' NGVD AND THAT ONLY AREAS 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, MAY HAVE AT A LOWER ELEVATION.

REVISED GRADING PLAN, PLEASE SEE UPDATED SHEET A1.0, YARD SECTIONS ON SHEETS A7.0 AND A7.1.

- I. REVISE UNIT SIZE CALCULATIONS. AREA OF VESTIBULE AND ELEVATOR AT THE ROOF LEVEL COUNT IN UNIT SIZE. COVERED AREA OF THE STAIRS AT THE ROOF IS NOT PERMITTED. STAIR SHALL BE OPEN TO THE SKY.

REVISED UNIT SIZE CALCULATIONS, PLEASE SEE UPDATED SHEET A1.0A & A1.1A. WE ARE NOW PROPOSING OPEN STAIRS WITH AN OPEN TRELLIS TO THE SKY WITH A MINIMUM OPENING OF 50%, PLEASE SEE UPDATED SHEET A4.0 WITH ADDITIONAL INFORMATION.

- J. INDICATE SETBACK FROM THE SIDE PROPERTY LINE TO THE ROOF OVERHANG ON THE WEST SIDE. IT APPEARS THAT THE ROOF EXCEEDS THE MAXIMUM 25% PROJECTION INTO THE REQUIRED YARD.

REQUESTING FOR A VARIANCE, CORNER OF ROOF OVERHANG EXCEEDS THE MAXIMUM PROJECTION. PLEASE REFER TO SHEET A4.0.

- K. REAR YARD OPEN SPACE CALCULATIONS SHALL BE REVISED. SHOW IN A DIAGRAM DIMENSIONS OF AREA OF THE REAR YARD. TOTAL AREA OF REAR YARD INDICATED ON PAGE A1.1C APPEARS TO BE LOWER THAN THE REQUIRED REAR YARD. ONLY ½ OF THE WATER AREA OF THE POOL IN THE REAR YARD COUNTS AS OPEN SPACE. STEPS ON POOL DO NOT COUNT AS OPEN SPACE. REVISE DIAGRAM AND CLEARLY INDICATE AREAS AND DIMENSIONS INCLUDED IN CALCULATIONS.

REVISED THE POOL AREA CALCULATIONS AND WE ARE ONLY USING 50% OF THE POOL AREA (280.5 SQ. FT.), SEE REVISED SHEET A1.1C.

- L. INDICATE DIMENSIONS OF THE ACCESSIBLE ROOF DECK.

AS REQUESTED, PLEASE SEE UPDATED SHEET A2.2.

M. INDICATE ON FLOOR PLANS SECTION MARKS FOR SECTION DRAWINGS.

PLEASE SEE UPDATED SHEETS A2.0, A2.1, A2.2 & A4.0.

N. PROVIDE A SECTION DETAIL OF THE SKYLIGHT. INDICATE AREA OF THE ENTIRE ROOF AND AREA OF THE SKYLIGHT.

THE SKYLIGHT DOES NOT EXCEED THE MAIN ROOFLINE, THE SKYLIGHT IS AT THE SAME ELEVATION (+28'-0") AS THE MAIN ROOFLINE, PLEASE SEE SHEETS P6.0, P8.0, R1.0, R2.0, A2.2, A4.0, A6.1, A6.2 & A6.3. THE SKYLIGHT (188.5 SQ. FT., 4.75%) DOES NOT EXCEED 10% OF THE TOTAL ROOF AREA OF THE ROOF, PLEASE SEE SHEET A1.1E.