

August 5th, 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 (DRB19-0445) – Response to Staff Final Submittal Review Comments Dated June 28th, 2019

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated June 28th, 2019 for Application DRB19-0445 in connection with approval of a two-story single family residence located at 420 South Hibiscus Drive, Miami Beach. The Applicants responses to the comments are as follows:

1. DRB Zoning Review

DRB Zoning Review - Fail Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: Comments issued on June 28.

1. Provide a narrative responding to staff comments.

Narrative response provided herein

2. Accessible roof deck shall be setback 10'-0" from the outer walls of the floor below. Indicate outline of floor below and show setback.

Roof Plan revised to show 10' setbacks and indicates line of the floor below. Refer to page A-1.4

3. Missing grading plan.

Grading plan provided. Refer to page A-6.5.

4. The area under the main first floor shall comply with section 142-105(b)(4)d1-4. Bathrooms are not allowed under the first floor. Louvered screening, 50% open is acceptable.

Understory plan revised to comply with Section 142-105(b)(4)d1-4. Refer to page A-1.1.

5. Indicate elevation of the lowest slab in the understory area.

Elevation indicated on the Understory Plan (+5.25' NGVD). Refer to page A-1.1.

6. Guest garden at the front are not consistent with landscape plans.

Landscape plans revised to be consistent with architectural plans.

7. Area exceeding 10'-0" from the building walls count in lot coverage only if that portion exceeds 2% of the lot area. In this case it does not, so it can be removed from lot coverage

Lot coverage diagram revised to remove the areas that do not count. Refer to page A-2.0.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. GENERALLY: improve drawings. Font sizes must be increased.

Plans revised with larger font sizes.

b. A1.1: Increase font size of call outs and measurements and elevations marks

Plans revised with larger font sizes, tags, measurements and elevations accordingly.

c. A1.1 Add elevation marks of yards and understory areas. Note min side yard elevation is 6.560 (max 8.160). Min understory elevation 5.25

Grade elevation can be found on the Understory plan. Side yard elevations are compliant with minimum and maximum grades. Refer to page A-1.1

d. A1.2 Dimensions and call outs illegible

Plans revised with larger text fonts and dimensions.

e. A1.3 Dimensions and call outs illegible

Plans revised with larger text fonts and dimensions.

f. A1.4 Add roof elevation marks

Roof Plan revised to include elevations. Refer to page A-1.4

g. A2.0 Dimensions illegible. Pool shower counts toward lot coverage.

Plans revised with larger text fonts and dimensions. Pool shower revised to be an exterior shower open on two sides.

h. A-2.1 Two bathroom powder rooms appear enclosed. Not permitted.

Understory plan revised and bathrooms removed.

j. GENERALLY: all elevations and sections need to be revised. Elevations/sections revised to one per park include PLS and setbacks, improve line weights. show keyplan where elevation/section is taken, Remove unnecessary measurements, Font sizes in elevation legend must be increased. Add overall height measurement measured from finished first floor (up to 15' NGVD). "Top of slab" should also depict NGVD amount. Include CMB Grade measurement, and BFE.

All elevations and sections revised to include larger text fonts, dimensions, an formatted on the page at a larger scale. Requested elevation tags present and in compliance.

k. A-4.0 Increase font size of call outs and measurements and elevations marks

Comment implemented accordingly.

l. A-4.1 Increase font size of call outs and measurements and elevations marks

Comment implemented accordingly.

m. A-4.2 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

n. A-4.3 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

o. A-4.4 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

p. A-4.5 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

q. A-5.0 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

r. A-5.1 Increase font size of call outs and measurements and elevations marks
Comment implemented accordingly.

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

t. Add narrative response sheet.
Narrative Response provided herein.

u. Roof eaves encroaches into interior side yards and rear side yard – missing dimensions on plan, sections, etc.
Roof plan revised and overhang removed. All encroachments into required yards are noted.

v. Provide side yard elevation of yoga garden./ include yard section diagram at yoga terrace
Yard Section cut through the side garden in question and elevations noted.

w. Missing yard section diagrams elevations
Spot elevations added to the yard section diagrams for clarity.

x. Missing waiver diagrams
Waiver/variance diagrams provided. Refer to pages A-6.0-6.1

y. A-2.5 – 2nd to 1st story axonometric does not depict volumetric relationship. What is the sf of second floor volume (weather walls) and ground floor volume (weather walls).
Volumetric diagram revised to indicate volumetric relationship better.

3. ZONING/VARIANCE COMMENTS.

a. Area exceeding 10'-0" from the building walls count in lot coverage only if that portion exceeds 2% of the lot area. In this case it does not, so it can be removed from lot coverage.
Areas in question have been removed from the lot coverage diagram.

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b. Accessible roof deck shall be setback 10'-0" from the outer walls of the floor below. Indicate outline of floor below and show setback.
Roof Plan revised to show 10' setbacks and indicates line of the floor below. Refer to page A-1.4

c. Missing grading plan.
Grading Plan provided. Refer to page A-6.5

d. The area under the main first floor shall comply with section 142-105(b)(4)d1-4. Bathrooms are not allowed under the first floor. Louvered screening, 50% open is acceptable.
Understory plans revised and are compliant with the applicable section of the code.

e. Indicate elevation of the lowest slab in the ground level area.
Elevation indicated on the Understory Plan (+5.25' NGVD). Refer to page A-1.1.

f. Guest garden at the front are not consistent with landscape plans.
Landscape plans revised to be consistent with architectural plans.

4. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1: RS3, 2': SUPPORTIVE
b. Waiver #2 20% second floor limitation: SUPPORTIVE
c. Rotate garage to be loaded from front, not interior side.
Garage maintained in proposed configuration to protect the arrival garden experience to the home. Drive ways in the side yards have been reduced per direction.

d. Minimize driveways in side yards.
Driveway area reduced within the side yards per direction.

5) DRB Admin Review - Fail Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov
Comments: COMMENTS ISSUED 6/27/19

-Owner Affidavit for Individual Owner -page 4 of the application is incomplete and must be signed by the Owner.
Application revised with signature of Property owner.

-Leslie Sharp is listed as the Owner of Martini Realty, INC but is not included in the Disclosure.
Application revised with the Owner of the property listed with disclosures.

-If Moishe Mona is the Owner of the subject property then they need to complete an Owner Affidavit.
Application revised accordingly.

Contact me for further assistance and clarification.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

2. Refer to comments posted by JGM

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b. Roof eaves encroaches into interior side yards and rear side yard – missing dimensions on plan, sections, etc.

c. Provide side yard elevation of yoga garden./ include yard section diagram at yoga terrace
Side yard section diagram cut through this area for clarity.

d. Missing yard section diagrams elevations

Spot elevations provided in the yard section diagrams.

e. Missing waiver diagrams

Waiver/Variance diagrams provided. Refer to pages A-6.0-6.1

f. A-2.5 – 2nd to 1st story axonometric does not depict volumetric relationship. What is the sf of second floor volume (weather walls) and ground floor volume (weather walls).

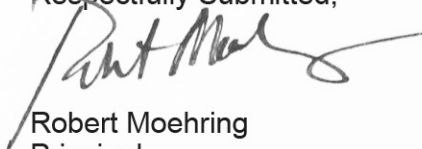
2. Zoning Comments

Lot coverage - central courtyard portion of rear terrace is enclosed on three sides and counts towards lot coverage.

Central courtyard at the rear terrace counted in the lot coverage diagram for those portions of the courtyard that are enclosed on 3 sides. Portions that are open on 3 sides are not included in the calculation.

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
Principal

DOMO STUDIO LLC.