

DOMO Architecture + Design

November 12th, 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 Report Comments Dated November 5th, 2019

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated November 5th, 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

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB19-0445 420 South Hibiscus Drive

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code:

1. Sec. 142-105. - Development regulations and area requirements

(4) Unit size requirements.

e. Subject to the review and approval of the design review board or historic preservation board, as applicable, the following may apply to the understory area (s):

6. The maximum width of all driveways at the property line shall not exceed 15 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width.

Second driveway removed. Proposed driveway is 9' in width.

7. 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 to the front property line and the required street side yard shall be measured from the street side setback of the principal structure to the street side 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

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material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

80.93% open space provided within the required front yard. Please refer to sheet A-2.5.

8. A continuous soffit shall be lowered a minimum of two feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s).

10. 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 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.

Paving removed from the additional 5' setback area in the understory at the front one story structure. Please refer to sheet A-1.1. See comment 13 below.

2. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. **The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.** The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through design review board approval in accordance with the applicable design review criteria.

Waiver requested for relief from the additional open space requirement. Please note that the additional open space provided on the east side is in excess of 1% lot area but does not meet the spatial dimensions specified by the relevant section of the code.

3. Section 142-1 05(b)(1) *Lot area, lot width, lot coverage, unit size, and building height requirements.* The lot area, lot width, lot coverage, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: RS-3 May be increased up to 28 feet for flat roofs and 31 feet for sloped roofs when approved by the **ORB** or HPB, in accordance with the applicable design review or appropriateness criteria.

Height waiver requested for an additional 2' in height.

4. For two story homes with an overall lot coverage of 25% or greater, the physical volume of the second floor shall not exceed 70% of the first floor of the main home, exclusive of any enclosed required parking area and exception from this provision may be granted through **ORB** approval in accordance with the applicable design review criteria. The applicant is requesting a 2nd Floor Volume to 1st of 83% with a 29% lot coverage, which will require a waiver from the ORB.

Plans revised to implement staff comments herein. Waiver requested for an additional 5.76% second floor to first floor volumetric ratio.

5. Relocate guest gardens outside of required front yard.

Guest gardens removed from the required front yard. Please refer to sheet A-1.1.

6. Revise rear setback on zoning information indicating 26'-0". Based on 180', the minimum rear setback is 27'-0".

Setback revised to 27'-0". Please refer to plans sheet A-1.0 through A-1.4.

7. Driveway width currently exceeds that maximum width of the driveway at the property line. Driveway width total cannot exceed $74' \times 0.15 = 11.1'$. If variance is desired, the item needs to be re-advertised for a later date or the clearance height can be reduced to 7'-6" to eliminate the issue.

Second driveway removed. Proposed driveway is 9' in width.

8. Plans show inconsistency in the proposed building elevations (some show roof at 41.0' NGVD, others at 43.0' NGVD) and proposed first floor elevation (some show first floor at 15.5' NGVD, others at 17.0' NGVD). Please revise and coordinate. Show building height measured from 15.0' NGVD.

All elevations and sections reviewed and revised for consistency. Please refer to sheets A-4.0 through A-5.2.

9. Revise unit size to include elevator area at the second floor. Unit size exceeds 50%.

Floor plans reworked to accommodate elevator at second floor as well as new elevator vestibule at the understory. Please refer to sheets A-2.1- A-2.4.

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10. Open space calculations in the front yard are not clear. There are areas (seating areas) not identified as landscape in the landscape plan or in the floor plans. The open space in this case, is measured to the first 20'.

All garden elements removed from plans and front yard shown as landscape only. Please refer to sheets A-1-0 through A-1.4.

11. Open space calculations in the rear yard shall be revised. Artificial lawn maximum area allowed is 35% of the rear yard (50% of the required 70%). Provide diagrams showing calculations and compliance.

Rear yard open space diagram revised accordingly and requested calculations provided. Please refer to sheet A-2.5.

12. Lot coverage shall be revised. Covered terraces at the rear part of the courtyard shall be substantially open on both sides to not count in lot coverage. The area at the front entrance at the 1st floor counts in lot coverage to the edge of the structure.

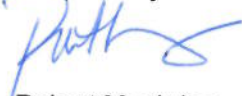
Lot coverage diagram revised and area between the front entry included in the calculation.

13. Paved areas below the one-story front structure shall be setback 5'-0" from the line of the slab above, except for minimum access to the stairs and from the main entry walkway. Steps on the southeast also shall be setback 5'-0", or the clearance height can be reduced to 7'-6" to eliminate the issue.

Paving removed from the additional 5' setback area in the understory at the front one story structure. Please refer to sheet A-1.1.

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
Architect, Landscape Architect, LEED AP
DOMO STUDIO LLC.