

Dec 9th, 2019

The City of Miami Beach  
**Planning Department,**  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

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**Re: DRB19-0486 - Design Review Board approval for a new residence to be located at 79 N. Hibiscus Drive, Miami Beach, FL.**

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### **DRB Zoning Review**

1. Provide a narrative responding to staff comments. **Response: See responses below.**
2. indicate dimensions of accessible roof deck. Indicate height of railing, maximum 3'-6" above the roof. **Response: Max height shown in elevations. Roof decks dimensions shown in roof plan and roof area diagrams D-104, D-203.**
3. Green space area, page D-105 is not required and can be removed. **Response: Sheet removed.**
4. Revise open space diagram at the front to include only the front 20'-0'. The water area of the fountain is not considered open space. As proposed, the project does not comply. **Response: Diagram revised to meet requirements.**
5. Revise lot coverage calculations. The open entry area on the side does not count in lot coverage. The enclosed second floor projecting counts in lot coverage. The garage area appears to be approximately 514 sf. Only 500 can be discounted. **Response: Lot coverage revised. Garage is 520 sf, therefore, 20 sf count towards lot coverage as shown in D-101.**
6. Revise unit size calculations. The garage area appears to be approximately 514 sf. Only 500 can be discounted. **Response: Unit Size revised. Garage is 520 sf, therefore, 20 sf count towards Unit Size as shown in D-103.**
7. Note that fences within the side and rear yards can be measured from adjusted grade (8.35') instead of grade 6.7' (when the site complies with the minimum and maximum yard elevations). The maximum height of 7' and 5' for rear waterfront still applies. Note that in order to proposed this, it is also required that 4'-0" from the top of the fence be picket fence. **Response: Noted. We are proposing 5 feet high max. above grade.**
8. Portion of walkway in the side yard exceeding 44" shall be reduced. **Response: Walkway reduced to 42". See Site Plan D-200.**

### **DRB Plan Review**

- a. north arrow incorrect on plans. **Response: North arrow revised on all plans to show Project North and True North.**
- b. SURVEY: ADD LOT AREA
- c. D100 ZONING LEGEND Grade = 6.72 NGVD **Response: Legend updated.**
- d. D101 Lot coverage. Area covered by second floor above on west side counts towards lot coverage. Re-adjust calculations. NOTE: lot coverage greater than 25% and less than 30% will require 70% limitation of second floor UNLESS waiver is sought. **Response: Waiver is being sought. Second floor is over the 70% limitation but there is plenty of open space beyond the required side, rear and front setbacks with plenty of massing articulation to create rich and pleasing architecture.**

- e. D106 Open Space. Open space is calculated in front yard-first 20'-0". NO portion of the water feature counts towards opens pace, to be treated as hardscape. As such, proposal likely does not comply with 50% open space requirement. Revise. **Response: Diagram has been revised to comply with 50% open space requirement. See D-106.**
- f. D-200 walkways in required yard greater than 5' width requires DRB approval. **Response: We request approval. Alternate of keeping a constant of 5 feet wide maximum would not be as complementing to the architecture.**
- g. D-203 Add setback dimensions from habitable roof deck to side edges of the building, must be minimum 10'. Add elevation datum mark to top of skylight. 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. **Response: Max heights shown in elevations. Roof decks dimensions shown in roof plan and roof area diagrams D-104, D-203. Top of skylight shown in Roof Plan and Elevations. See D-203, D-300, D-301.**
- h. D-300 Staff strongly recommends refinement of front façade with architectural treatment, materials or introduction of fenestration. **Response: Façade has been revised to have some fenestration and coral stone has been added to the garage wall facing the street while keeping a very minimalistic façade softened by the curves and the mass articulation.**
- i. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. **Response: Cover has been revised and all sheets are dated.**
- j. Add narrative response sheet.
- k. Add waiver diagram (for 70% SECOND FLOOR RATIO) **Response: See waiver diagram on D-102**

## DESIGN/APPROPRIATENESS COMMENTS

Consider adding fenestration/openings to front façade and/or adding materiality to the curvilinear planes facing the street. **Response: Façade has been revised to have some fenestration and coral stone has been added to the garage wall facing the street while keeping a very minimalistic façade softened by the curves and the mass articulation.**

Thank you in advance for your help and support. If you have any questions please do not hesitate to contact us.

Cordially,

VANCHZ Architecture:



Gabriel Vargas, AIA, NCARB, LEED AP Homes  
Principal