

January 6th, 2020

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida. 33139

RE: NARRATIVE RESPONSE SHEET

**Design Review Board approval for a new residence to be located at
426 W. San Marino Drive, Miami Beach, Florida. 33139 (DRB19-0395)**

1. ZONING COMMENTS

1. Provide a narrative responding to staff comments.
 - **RESPONSE:** *Narrative sheet provided with revised plans.*
2. The east side of the parking pavement at the front shall be setback 5'-0" from the edge of the slab above.
 - **RESPONSE:** *Driveway revised to provide 5 ft edge setback. See sheet A-2.1.*
3. Page A-1.3. Section 1 indicates a side setback of 7'-6". Please revise to show 10'-0" setback.
 - **RESPONSE:** *Section revised to provide 10 ft side setback. See sheet A-1.3.*
4. Revise zoning information. Lot width is the average of front and rear property line. Grade is 4.05' and adjusted grade is 6.52' (Elevations are not rounded up).
 - **RESPONSE:** *Zoning information revised. See sheet A-1.0. Grade information has also been revised in all relevant sheets.*
5. Fence in side yards and rear can be measured from adjusted grade.
 - **RESPONSE:** *Notes and sections for height of side yard fences revised to be measured from adjusted grade. See sheets A-1.1, A-1.3*
6. Top of pool walls shall be below 6.52' to count entirely as open space. Revise section details.
 - **RESPONSE:** *Elevation of pool coping revised, it's now above adjusted grade and counting in green space calculation for the rear yard at 50%. See sheets A-3.1, A-1.9, A-2.1.*

4. DRB PLAN REVIEW

- a. A-1.0 ZONING LEGEND Grade is identified as 4.05 on survey. Adjusted grade 6.525
- **RESPONSE:** *Zoning information revised. See sheet A-1.0. Grade information has also been revised in all relevant sheets.*
- b. A-1.0 ZONING LEGEND Front setback: The applicant took the lot width for 426 WSMD at the 30' setback line. However, in single-family districts, the lot width shall be the average of the front and rear lot widths if a lot meets the following criteria means: (1) Side lot lines are not parallel. (2) The front lot line is a least 30 feet wide. (3) The lot fronts on a turning circle of a cul-de-sac or a circular street with a radius of less than 230 feet. $100 + 47.5 = 147.5 / 2 = 73.75'$ lot width
- **RESPONSE:** *Zoning information and lot width revised. See sheets A-1.0, A-1.1.*
- c. A-1.3 Fences in side yards (outside of front and rear yard facing waterway) now are measured from ADJUSTED GRADE. Rear and side yard. Within the required rear or side yard, fences, walls and gates shall not exceed seven feet (7'), as measured from grade, except when such yard abuts a public right- of-way, waterway or golf course, in which case the maximum height shall not exceed five feet (5'). Within single- family districts, in the event that a property has approval for adjusted grade, the overall height of fences, walls and gates may be measured from adjusted grade, provided that the portion of such fences, walls or gates above four feet in height consists of open pickets with a minimum spacing of three inches (3"), unless otherwise approved by the design review board.
- **RESPONSE:** *Notes and sections for height of side yard fences revised to be measured from adjusted grade. See sheets A-1.1, A-1.3.*
- d. A-1.5 2700sf / 3575 sf = 75.5% second floor ratio. Understory garage is not considered. Correct.
- **RESPONSE:** *Zoning information revised. See sheets A-1.0, A-1.5. Request of waivers requested revised to include 2nd FL. Volume, see letter of intent, plan cover sheet, and sheet A-1.0.*
- e. A-1.6 Add elevator towards understory unit size. Add storage. Add SF over 600 SF for parking. Graphically show areas as shaded.
- **RESPONSE:** *Elevator and Storage areas shaded. Areas were already included in unit size calculation and 600 SF discounted from the total area. See sheet A-1.6.*
- f. A-1.8 double height space does not count towards second floor unit size.
- **RESPONSE:** *Note added to sheet A-1.5 clarifying double height as being excluded. Note also on sheet A-1.8 stating area to be excluded.*
- g. A-1.9 Sunken living room and pool outline wall in rear yard counts towards hardscape
- **RESPONSE:** *Sunken area and pool walls included in hardscape calculation. See revised calculation on sheet A-1.9. Information revised in zoning table on sheet A-1.0.*
- h. A-2.1 Add yard datum elevation marks. Add 5'-0" understory edge mark to sides
- **RESPONSE:** *Yard datum added to plans and dimensions for the 5 ft edge setback also added. See sheet A-2.1.*

- i. A-2.4 Correct slab datum elevation mark to 28' TOS
 - **RESPONSE:** Datum of +24'-4" is correct as shown on roof plan. Please note that height is taken from first floor TOS. Notes and dimensions have been added to elevation and sections sheets showing the height of 28 ft taken from freeboard.
- j. A-3.1 Add graphic 4' height waiver
 - **RESPONSE:** Notes and dimensions have been added to elevation showing the additional 4 ft of height requested.
- k. A-3.2 Add property lines. Add graphic 4' height waiver
 - **RESPONSE:** Notes and dimensions have been added to elevation showing the additional 4 ft of height requested. Property lines revised to be shown in red.
- l. A-3.3 Add property lines. Add graphic 4' height waiver
 - **RESPONSE:** Notes and dimensions have been added to elevation showing the additional 4 ft of height requested. Property lines revised to be shown in red.
- m. A-3.4 Add property lines. Add graphic 4' height waiver
 - **RESPONSE:** Notes and dimensions have been added to elevation showing the additional 4 ft of height requested. Property lines revised to be shown in red.
- n. A-4.1 Add clearance height from ground to underside of understory
 - **RESPONSE:** Clearance height added to sections.
- o. A-4.2 Add clearance height from ground to underside of understory
 - **RESPONSE:** Clearance height added to sections.
- p. A-4.3 Add clearance height from ground to underside of understory
 - **RESPONSE:** Clearance height added to sections.
- q. Missing neighborhood analysis
 - **RESPONSE:** Neighborhood analysis added to sheet labeled PHOTOS-4.
- r. Missing 2 pages of color photos (4 page) and keyplan showing exterior photos of existing structure
 - **RESPONSE:** Labels have been added to the existing residence picture noting their location. See sheets labeled PHOTOS-1, PHOTOS-2, PHOTOS-3.
- s. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
 - **RESPONSE:** Final Submittal label and date added to all sheets.
- t. Add narrative response sheet.
 - **RESPONSE:** Narrative sheet provided with revised plans.

2. ZONING/VARIANCE COMMENTS.

a. 2019- 4252 URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.

- **RESPONSE:** Note added to site plan. See sheet A-1.1

3. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1: 2700sf / 3575 sf = 75.5% second floor ratio. SUPPORTIVE

b. Waiver #2: 4'-0" height RS3

4. DESIGN RECOMMENDATIONS

a. Consider lowering in height the frontmost two-story volume – reserving the full waiver request to the rear volume of home.

- **RESPONSE:** Upon review of the plans, we believe the proposed front volumes comply with the intention of this comment. The second-floor portion of the two-story volume is further back and much narrower than the full width of the building, thus making the second floor seem smaller when viewed from street level.

5. URBAN FORESTRY COMMENTS

The Tree disposition needs to state condition of all trees/palms and if trees/palms will remain, be relocated, or removed. Depending on tree disposition we may need to revise landscape plans.

- **RESPONSE:** To be provided by landscape architect.

7. LANDSCAPE COMMENTS

1. Tree Disposition Plan: list existing trees and palms to remain, to be relocated, to be removed, and the condition of each. Provide columns for the disposition of existing trees and their condition.

- **RESPONSE:** To be provided by landscape architect.

2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the new Chapter 46 requirements for tree replacement/mitigation.

- **RESPONSE:** To be provided by expediter for final permit approval.

3. Show how you are complying with the tree replacement/mitigation requirements on the landscape plan.

- **RESPONSE:** To be provided by landscape architect.