

Revision Narrative – Final Design Review Board Comments – 12/27/19

Property Address: 98 La Gorce Circle, Miami Beach, FL 33141

Plan Number: DRB19-0498

Urban Forestry Group Review (OmarLeon@MiamiBeachFL.gov)

1. Not Reviewed

DRB Zoning Review – Fail (ivillegas@miamibeachfl.gov)

2. Provide a narrative responding to staff comments
 - a. This is the narrative response sheet.
3. Lot area shall be indicated in survey.
 - a. Please see added lot Area in Survey.
4. Revise front cover page to indicate March agenda.
 - a. Revised. See A-0.0
5. Revise lot coverage calculations and diagrams to remove the area indicated at 24.05 (2nd floor above), as there is no second floor in this area. The total area of garage, based on dimensions noted on plans is approximately 964 sf, not 938 sf.
 - a. See A-1.0. Area indicated as 24.05 SF has been removed. Total area of garage has been updated to 964 SF.
6. Revise unit size calculations and diagrams to extend the area counted in the front courtyard to the edge of the floor above. Only the walls part of the covered terrace is the base line to discount 10'-0", not the walls above. Portions of the balconies facing the rear exceeding 6'-0" from the walls count in unit size along the entire cantilever balcony, regardless of the vertical architectural feature. The northern portion of the balcony that is not cantilever is considered a terrace and can be discounted 10'-0" from walls.
 - a. See A-1.3. Front Courtyard area has been extended. Portions of the balconies in the rear exceeding 6'-0" have been added. We are still well under Unit Size requirements.
7. Provide a detailed Roof Plan
 - a. See A-1.3 for detailed Roof Plan
8. Mechanical Equipment area is excessive, and the screening does not comply with the maximum height of 5'-0" from BFE+1' / 9'-0" from grade.
 - a. A-1.0. Note added specifying new height of screening to be 14' NGVD (9' + 5')
9. Accessory building cannot exceed 12'-0" from BFE +1'. Indicate height on elevation drawings.
 - a. See A-5.0. We are seeking a Variance for the Cabana Height.

10. Indicate in floor plans that parking at the front is setback 5'-0" from front Property Line.
 - a. See A-2.0. Note has been added.
11. Indicate depth of covered terrace in the rear in Ground Floor Plan.
 - a. A-2.1. Depth of terrace dims have been added, at 5'-0" and 10'-0".
12. Revise open space calculations. The base are of front yard includes only the first 20'-0" and the base area of the rear yard includes only the last 34.1'. The Base area of the yards indicated on the plans appears to be larger than required.
 - a. Please see A-1.4 for updated pervious/ impervious calculations.
13. Provide Section Drawings
 - a. See A-3.4, A-3.5 for Sections.
14. The maximum elevation of the water feature encroaching into the side yard is the maximum for projections, 8.605' NGVD.
 - a. See A-2.0 Site Plan. As stated in comment 3, the Lot Width was revised. Thus the Water Feature no longer encroaches on the side setback.
15. The slab area of the bar cannot be lower than 6.56' NGVD. Indicate elevation of the lowest area.
 - a. See A-2.0. Bar area has been removed.

DRB Admin Review – Fail (MoniqueFons@miamibeachfl.gov)

- Fees due...

DRB Plan Review (FernandoSotelo@MiamiBeachfl.gov)

1. Cover – Scope of work identifies Allison Road address.
 - a. See A-0.0, Updated.
2. Survey – Missing Lot Area.
 - a. Survey has been updated.
3. Generally, refine line weights, site elements and textures are too dark.
 - a. See A-2.0, 2.1 water hatches removed and lightened.
4. A-0.5 Correct Flood Plain Legend, new flood design elevation listed at 13', zoning legend says 11'.
 - a. A-0.5 Flood plain legend now says 11'
5. A-1.0 Remove "covered terrace" and "covered terrace allowances." Only portions of covered terraces that exceed 10' from edge of wall should be illustrated, if none do not cite. Show 10' terrace line. Confirm only ONE story portion of garage is 500 SF and is exempt in lot coverage. Depict rear accessory structure complies with lot area 2% rule.

- a. See A-1.0. Covered terrace and covered terrace allowance has been removed from Legend. A separate Legend has been created called covered Terrace Allowance. 10' Terrace line is now shown. Line of Second floor has been dashed in to show that 500 SF from single story garage is being deducted. 2% Lot Area legend clearly shows accessory structure is compliant with 2% rule.
6. A-1.1 adjust line weights of site hardscape and textures, and graphically add "above lines", dashed, for above volumes and Arch. Elements.
 - a. A-1,1 is now A-2.1. Harctching/ Line Weights have been improved. Above dashed lines added.
7. A-1.3 Show 10' Terrace line. Elevator will require vestibule. ADD minimal enclosure and count towards SF. 6' deep rear balconies are exempt from unit size, balance of 6'-8" portions count towards unit size second floor. Depict rear accessory structure complies with lot area 2% rule. Single-story covered terraces and porches, which, with the exception of supporting structures, are open on at least three sides, and are part of a detached single story accessory structure located within rear yard, provided such terrace or porch does not exceed 2% lot area.
 - a. A-2.1 shows 10' Terrace line. A-2.3 Elevator Vestibule has been added, and added to Unit Size A-1.3. 6' dimension has been added to rear balconies. 2% Rule, see table on A-1.0.
8. A-1.0, 1.1, 1.2 named pages duplicated. Rename
 - a. Calculations are now A-1.0 Floor Plans are now A-2.0
9. A-1.0 (A-2.0) Slightly increase measurements
 - a. Measurements and notes have been increased.
10. A-1.1 Add slab elevation datum mark
 - a. A-2.1 shows slab elevation datum mark.
11. A-3.0, A-3.1, A-3.2, A-3.3 Turn off rendered ground plane for legibility. Add non rendered elevations.
 - a. A-3.0, A-3.1, A-3.2, A-3.3 Ground plane has been shortened considerably and you can now read the Level markers. A-4.0, A-4.1, A-4.2, A-4.3, A-4.4 Non-rendered Elevations have been added.
12. A-3.3 North Side Elevation could be further refined at second level.
 - a. To be discussed at hearing.
13. Missing yard Section Diagrams. Height of mechanical equipment, including any screening elements, shall not exceed 5' above flood elevation, with max height not to exceed 10' above grade.
14. Waiver #1 two story open space (north) – Staff supportive
 - a. See A-0.0. Waiver requested
15. Waiver 2 – Second Floor Ratio (95%) – Staff supportive
 - a. See A-1.2.

16. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
 - a. A-0.0 Final Submittal with March 3 date added. Drawings are dated on the bottom right hand corner.
17. Add zoning narrative response sheet.
 - a. Please see this sheet.

DRB Plan Review (JamesMurphy@miamibeachfl.gov)

Repeat comments from above...

End of Comments