



# Pearl & Associates Law, P.A.

February 10<sup>th</sup>, 2020

Planning Department

Design Review Board

City of Miami Beach

1700 Convention Center Dr.

Miami Beach, Florida 33139

Re: 1311 15<sup>th</sup> Terrace, Miami Beach, Florida 33139

**Plan No. DRB19-0430**

## REVISION #1

To Whom It May Concern:

Thank you for your recent remarks. Our revised sheets included in this submittal. Please refer to your review comments and our corresponding responses below:

### 1. GENERALLY

### 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. A0.2 Zoning Legend: Revise 'Required' Side Setbacks' to Code Requirements (10') and keep proposed as noted. Applicant is seeking a variance for side setback (including sum of the sides)
  - **Revised. See sheet A0.2 for corrections.**
- b. Building must comply with front setback of 20'.
  - **Revised. See sheets A0.2 Zoning Data, A0.14 Site Plan, A1.0 Ground Level for front setback line and dimensions.**
- c. Lot Coverage is a waiver/ not a variance - revise request in drawings and LOL.
  - **Revised. See sheets A0.0 Cover Sheet, and A0.13 Variance / Waiver Diagrams for corrections.**
- d. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath a building or structure, the curb-cut and driveway entrance shall have a minimum width of 12'-0". REDUCE.
  - **Revised. See sheet A1.0, driveway and parking entrance has been reduced to 12'-0". See dimensions lines.**



# Pearl & Associates Law, P.A.

- e. AO.9 If walkways are driveways are pervious concrete as identified on sheet A0.10 those areas in front yard do not count. Porch and steps do count.
  - **Revised. Porch and steps remain counted. Pervious driveway in front yard has been excluded. Diagram and lot coverage calculations have been updated accordingly. See sheet A0.9 Lot Coverage for updates.**
- f. I / A0.13 - Lot coverage request is a waiver - revise language of title.
  - **Revised. See sheet A0.13 Variance / Waiver Diagrams for correction.**
- g. A1 .1, A1 .2, A1 .3 Add slab elevation datum mark NGVD.
  - **Revised. See datum marks on all sheets in red.**
- h. A2.1 and A2.3 Exterior handrails to have aluminum finish with minimal members, flat profile and return to ground.
  - **Noted. See notes on all elevation sheets, A2.1 through A2.3. Shop drawings to be submitted along with architectural for permit at time of construction.**
- i. All parking and driveways shall substantially consist of permeable materials.
  - **Noted. See relevant notes on sheets A0.10, A0.14, A1.0, and A1.4.**
- j. Grade shall be indicated in survey.
  - **Noted. See grade noted at front setback on survey.**
- k. Provide a breakdown of the units indicating area in square feet of each unit.
  - **Revised. See breakdown on sheet A0.11, left of diagrams.**
- l. Indicate location of BFP, FPL vault, et al, if applicable.
  - **Noted. Not applicable. See survey.**
- m. Add 'FINAL SUBMITTAL' to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.
  - **Revised. See sheet A0.0 - Title above rendering and bottom right title block. Additionally, all sheets top right corner and title block below Logo for date and title labels in blue.**
- n. Add narrative response sheet.
  - **Noted.**

### 3. DESIGN/APPROPRIATENESS COMMENTS

- a. Stairwells shall be visible at the main/ground lobby – consider modifying the spacing of wood slats at ground floor level or integrating a more transparent material.
  - **Revised. See sheets A2.0 South Elevation, A0.1b Material Sheet.**
- b. Missing materials sheet. Add high quality contrasting material to front façade.
  - **Revised. See sheet A0.1b Material Sheet.**



## Pearl & Associates Law, P.A.

### 4. VARIANCE/ZONING COMMENTS

- a. Waiver lot coverage 45%-58% provided (+13%).
  - **Revised. Requested percentage coverage revised to (+8%). Refer to (2.)(e.) comment for reference.**
- b. Variance #1 to reduce 2'-6" required 10'-0" west side setback.
  - **Noted.**
- c. Variance #2 to reduce 2'-6" required 10'-0" east side setback.
  - **Noted.**
- d. Variance #3 to reduce the required sum of sides setbacks.
  - **Noted.**
- e. Revised letter of intent to include variances required and to explain in detail how they satisfy the practical difficulties criteria.
  - **Revised. Refer to letter of Intent LOI.**

Thank you,

A handwritten signature in black ink, appearing to read 'R. Sierra', with a stylized flourish at the end.

**Richard Sierra**

Architectural Designer