

DOMO Architecture + Design

March 9th, 2020

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 (DRB20-0521) – Response to Staff Final Submittal Review Comments Dated March 9th, 2020

Dear Mr. Mooney:

Please accept this letter in response to staff's final submittal review comments dated March 9th, 2020 for Application DRB20-0521 in connection with approval of a two-story single family residence located at 5718 N Bay Road, Miami Beach. The Applicants responses to the comments are the follow:

DRB Zoning Review

Staff report: Submittal review comments Design Review Board

Subject: DRB20-0521 5718 N BAY ROAD

1. Provide a narrative responding to staff comments.
Response: Narrative response provided.
2. As noted in the survey, the calculated area of the property is 15,442sf. As discussed with Michael Belush, this is the area of the property for zoning calculations. Review zoning information and related calculations. Provide all missing information on zoning table.
Response: Survey and property appraiser website shows 15,536sf. Please see revised sheet A0.0
3. Provide overall length of two story side elevations and dimensions open space provided.
Response: Please see revised sheet A1.0, A1.1, A1.2 and A1.3
4. Indicate width of the driveways
Response: Please see revised sheet A1.1
5. The structure projection on the east side yard in the garage area does not comply with all allowances for a bay window projection. Provide additional details and sections drawings of the area. The area shall comply with all required setback of 10'-0"
Response: Please see revised sheet A5.2
6. The maximum height waiver for this project is 4'-0". Plans show 4'-4" in height above the maximum 24'-0". Elevation is measure from BFE + Freeboard in this case 9'-0" + 28' = 37'-0"
Response: Please see revised sheet A4.0, A4.1, A4.2, A4.3, A5.0, A5.1 and A5.2
7. The maximum height of the accessory building is 12'-0" (including parapet) from BFE+1', The elevation indicated is not accurate.
Response: Please see revised sheet A4.1, A5.0 and A6.1
8. Indicate elevation of finish floor of the garage.

9. Indicate use of a slab at 9'-0" NGVD on the north side yard. Equipment on pads shall comply with setbacks and height regulations in 142-1132. Maximum elevation in the side yard is 6.56' NGVD. Generator is noted on landscape plans.

Response: Please see revised sheet A4.0

10. The minimum and maximum yard elevations (in NGVD) for the property are as follow:

- a. Front Yard Min-Max. Elevation: Min_6.56' Max_7.12'
- b. Interior Side Yard Min-Max elevation: Min_6.56' Max_6.56'
- c. Interior Side Yard Min-Max elevation: Min_6.56' Max_6.56'
- d. Rear Yard Min-Max elevation: Min_6.56' Max_9.0'

Response: Yard elevations have been revised in all of the drawings.

11. Indicate min. 5'0" separation between home and the accessory building.

Response: Please see revised sheet A6.1

12. Revise open space calculations and diagrams in the front yard. The required open space in this case is 50%. Provide overall dimensions on diagram.

Response: Please see revised sheet A2.4

13. Revise open space calculations and diagrams in the rear yard. Only Half (1/2) of the water area within the rear yard count as open space. Provide overall dimensions on diagram.

Response: Please see revised sheet A2.4

14. Provide overall dimensions of the roof of the accessory structure.

Response: Please see revised sheet A1.2

15. Revise unit size diagrams and calculations. The accessible open area at the roof does not count in unit size. The area of the elevator counts in unit size. The storage area in the garage count in unit size. The perimeter structure of the open cantilever structures in the rear yard do not count in unit size or lot coverage. This portion is considered part of a structure of a trellis. Within the main building setbacks, the portion of the accessory building's roof exceeding 10'-0" from the building walls counts in the unit size. The 2% exception applies to the portion of the structure within the rear yard only.

Response: Please see revised sheet A2.1, A2.2 and A2.3

16. The colored renderings do not accurately reflect floor plans. In addition, it shall show full openings of the cantilever structures in the rear.

Response: Please see revised sheet A7.0 and A7.1

17. It is not clear if the counter in the accessory building is open or not. An open counter will not count in lot coverage, unless is enclosed on 3 sides.

Response: Please see revised sheet A2.0

18. Revise the volumetric diagram on page A-2.7. The accessible roof deck is not consistent with the roof plan and other drawings.

Response: Please see revised sheet A2.7

19. The calculations of the second floor area ratio does not include the accessory building or the open front entrance. Revise calculations and diagram.

Response: Please see revised sheet A2.1, A2.2 and A2.3

20. Indicate height of fences. It appears that they exceed the maximum height allowed.

Response: Please see revised sheet A4.0, A4.1, A4.2, A4.3, A5.0, A5.1, A5.2, A6.0, A6.1, A6.2 and A6.3

DRB Plan Review

Staff report: Submittal review comments Design Review Board

Subject: DRB20-0521 5718 N BAY ROAD

1. Deficiency in architectural presentation

- a. General-Increase font size and text throughout

Response: it was revised in all drawings

- b. Zoning legend missing data that includes grade, adjusted grade, free board, lot depth and lot width, proposed second floor volumetric sf and % and proposed roof deck area sf and %

Response: Please see revised sheet A0.0

- c. A1.0 Site plan add overall dimensions of building including the width, depth and sf of garden spaces along interior sides

Response: Please see revised sheet A1.0

- d. A1.0 lighten driveway hatch and increase font size of elevation

Response: Please see revised sheet A1.0

- e. A1.1 Garage storage area encroaching into north side interior setback – not an allowable projection unless pursued by variance.

Response: Please see revised sheet A1.1

- f. A1.1 include overall building dimensions

Response: Please see revised sheet A1.01

- g. A1.1 remove hatch from cars – unable to read text associated with the garage area. Lighten driveway hatch and increase font size of elevations

Response: Please see revised sheet A1.0

- h. A1.2 Second floor plan Include overall building dimensions – especially the uninterrupted lengths

Response: Please see revised sheet A1.2

- i. A1.3 Roof Terrace plan include overall building dimensions and include roof deck square footage and percentage.

Response: Please see revised sheet A1.3

- j. A2.0 lot coverage clarity and %

- i. Increase text size

- ii. Remove hatch from cars and show actual sf of the garage (up to 500 SF can be deducted)

- iii. Calculations appear to include the areas detached from home that do not exceed – revise and clarify calculations / %

Response: Please see revised sheet A2.0

- k. A2.1 Unit Size Calculations, Ground floor revise calculations and %

- i. Detached areas, ie uncovered areas exceeding 10; from building DO count in unit size

- ii. Include SF of covered terrace area of accessory building/Cabana – does not count in SF area does not exceed 2% of lot area

- iii. Up to 500 SF garage does not count in unit size.

- iv. Revise calculations and increase font of calculations

Response: Please see revised sheet A2.1

- l. A2.2 Unit Size Calculations, roof plan revise calculations and %

- i. Detached areas, i.e. uncovered areas exceeding 10' from building DO count in unit size.
 - ii. Revise calcs and increase font.
Response: Please see revised sheet A2.2
- m. A2.1 Unit size calculations, roof plan revise calculations and %
 - i. Elevator does count, hatching is confusing and does not include elevator.
 - ii. Revise calcs and increase font of calculations
Response: Please see revised sheet A2.1
- n. Open space diagrams revise rear yard calcs and increase font size of calculations
 - i. Only half of the square footage of the pool water that is within the rear yard shall count towards open space requirements since deck is at an elevation greater than adjusted grade
Response: Please see revised sheet A2.4
- o. A2.6 Waiver Diagram missing building context. Also adjust line weight for better clarity.
Response: Please see revised sheet A2.6
- p. Elevations General comments
 - i. Adjust line weights for clarity
 - ii. Increase scale of elev. Datum
 - iii. Grade is from survey, the average of the two elev. Given at crown of road or 3.62
 - iv. Height is noted as 28'4" – waiver is for 4' – revise
 - v. Include height of elevator
 - vi. Include height of elevator bulkhead
Response: Please see revised elevation sheets and enlarged elevations for better clarity.
- q. A4.1 East elevation
 - i. Missing building context
 - ii. Dimensions height of fence.
 - iii. Include height of elevator bulkheads.
 - iv. Dimension height of roof railings.
 - v. Overall building Height is dimensioned as 28'4" – waiver is for 4; - revised
Response: Please see revised sheet A4.1
- r. A4.2 West elevation
 - i. Dimensions height of fence.
 - ii. Include height of elevator bulkheads.
 - iii. Dimension height of roof railings.
 - iv. Overall building Height is dimensioned as 28'4" – waiver is for 4; - revised
Response: Please see revised sheet A4.2
- s. A5.0, A5.1, A5.2, A5.3 Sections
 - i. Coordinate with general comments of grade/adjusted grade, overall building height dimension
 - ii. Increase scale of text
 - iii. Note the elevation of the garage.
 - iv. Dimension fences
 - v. Overall building height is dimensioned as 28'4" – waiver is for 4; - revised
 - vi. Yard diagrams

Response: Please see revised sheet A5.0, A5.1, A5.2 and A5.3

- t. Renderings rear façade renderings does not show opening in overhangs / also the cabana appears to have a kitchen that is not in plans. Make sure renderings and drawings are coordinated.

Response: Please see revised sheet A7.0, A7.1