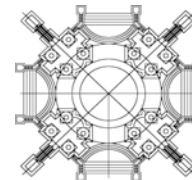


Z.W. Jarosz Architect, P.A.

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Coconut Grove, Florida 33133
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DRB20-0559, 2138 Bay Avenue. Narrative response sheet - Date: 7/7/2020

1. Planning Landscape Review – Pass - Steven Williams
2. DRB Plan Review – Fail - Fernanda Sotelo

1. APPLICATION

2. GENERALLY

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a.A1.01 Mechanical equipment (pool, AC, generator) located 5'-0" or so to property line must comply with the elevation restrictions in Sec. 142-106(b)(5)

Response: Mechanical equipment and generator will be set above flood elevation 8.41' NGVD. Equipment not to exceed 5' in height from flood elevation and 10' from grade. See revised sheets A1.09, A2.01 and A3.03.

b. A1.01 7'-0" wall along side property lines measured from adjusted grade, provided that the portion of such fences, walls or gates above four (4) feet in height consists of open pickets with a minimum spacing of three (3) inches, unless otherwise approved by the design review board; except in rear yard, where maximum height is 5'.

Response: Wall will follow the above requirements. See revised sheet A1.01.

c. A1.03x missing roof plan.

Response: Roof plan sheet added. See sheet A2.03

d. A1.05 Include SF of front structure. Rear accessory covered areas exceeding 10' from edge of building count towards unit size at first level.

Response: See revised sheet A1.05

e. A1.06 Remove minused number 199.38—include sf of hatched area only adjacent to structure. Include SF of front structure.

Response: See revised sheet A1.06

f. A1.07 Analyze is not cubic volume. Enclosed area of first floor of weather walls vs second are of enclosed area of first floor of weather walls. For this analysis, double height counts twice. Revise.

Response: See revised sheet A1.07

g. A1.08 enlarge measurements. Minimum side yard elevations: 6.56 Max: 7.420. Minimum rear yard elevations: 6.56 Max: 9.0.

Confirm that seawall does not need to be raised to 7.25 NGVD. Rear yard must be raised to minimum yard elevation.

Response: See revised yard elevations on sheets A1.08, A1.01 and A1.09. Seawall will be raised to 7.25' NGVD

- h. A1.09enlarge measurements. Minimum side yard elevations: 6.56 Max: 7.420.
Response: See revised sheet A1.09
- i. A2.03 enlarge measurements
Response: See revised sheet A2.03
- j. A3.01 Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height form top pitch of roof. Chimneys and air vents, not to exceed five feet in height.
Response: See revised sheet A3.01
- k. A3.02 Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height form top pitch of roof. Chimneys and air vents, not to exceed five feet in height.
Response: See revised sheet A3.02
- l. A3.02a Missing three other elevations of front garage structure (north, south and east)
Response: Front and front gate house elevations shown on sheet A3.02. Side elevation shown on side overall elevations sheets A3.03.
- m. A3.03 Elevations. Enlarge for legibility. Enlarge measurement. Include property lines. Include mini key plan where elevation is taken. Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height from top pitch of roof. Chimneys and air vents, not to exceed five feet in height.
Response: See revised sheet A3.03
- n. A3.04 Include property lines. Include mini key plan where elevation is taken. Add overall height from design first floor 10' NGVD to midpoint of top of pitched roof. Accessory structure max 20'-0" height to Midpoint of the slope of the pitched roof. VARIANCE: to exceed by 3' the maximum height of a two story accessory structure may be required.
Response: See revised sheet A3.04. As directed, the max. height for the acc. Structure is measured from base flood + freeboard of 12" to the top of the roof. Provided height is 20' Variance not required.
- o. A3.04a Missing two other elevations of accessory structure (north and east)
Response: See revised sheet A3.04 and A3.04a
- p. A3.05 Add section cut mini plan where section is taken. Add overall height from design first floor 10' NGVD to midpoint of sloped roof.
Response: See revised sheet A3.05
- q. Two story accessory structure limited to:
- i. Lot coverage: does not occupy more than 25 percent of the area of the required rear yard.
Response: See sheet A1.04
 - ii. Size: The area of enclosed accessory buildings shall be included in the overall unit size calculation for the site. In no instance shall the total size of all accessory building(s) exceed ten percent of the size of the main home on the subject site, or 1,500 square feet, whichever is less.
Response: See revised sheets A1.05 and A1.06
 - iii. Two-story structures. VARIANCE: The second floor of an accessory building shall not exceed 50 percent of the first floor area.
Response: Acc. structure Second floor area over 50% of first floor is subject to a variance. See sheet A4.01
 - iv. Setback: A two-story accessory building shall not be located closer than ten feet to an interior side lot line, or the required side yard setback, whichever is greater; rear setback shall not be less than one-half of the required rear setback, or 15 feet, whichever is greater
Response: Compliant. See sheet A1.01

v. Height: max 20'-0" height to midpoint of slope of pitched roof, VARIANCE: to exceed by 3' the maximum height of a two story accessory structure may be required.

Response: See revised sheets A3.04 and A3.04a. As directed, the max. height for the acc. Structure is measured from base flood + freeboard of 12" to the top of the roof. Provided height is 20'. Variance not required.

r. Missing open space diagram

Response: See new sheet A1.10

s. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: See revised sheets A0.00 and A0.01

t. Add narrative response sheet.

Response: Provided

4. ZONING COMMENTS

a. Waiver (possible) first to second floor ratio exceeds 70%

Response: Requested waiver to exceed the max 70% second floor size. See sheet A4.01

b. Waiver possible height RS3

Response: Requested waiver to exceed the max 27' building height. Not to exceed 31'

c. Open space requirement along north side, as discussed. Missing diagram.

Response: See new sheet A1.10

d. VARIANCE: The second floor of an accessory building shall not exceed 50 percent of the first floor area.

Response: Acc. structure Second floor area over 50% of first floor is subject to a variance. See sheet A4.01

Irina Villegas Comments June 26, 2020

a. Revise letter of intent to indicate how the variance requested satisfies the practical difficulties or hardship criteria for approval. Only one variance is required to exceed the maximum second floor area of 50% of the first floor. Indicate area of each enclosed area.

Response: Please see the revised letter of intent. Areas indicated on sheets A1.03, A1.05, A1.06, A1.07 and A4.01

b. Revise zoning information. Lot width is the average of front and rear property line. Average is $42.94' + 153.39' / 2 = 98.16'$.

Response: See revised sheet A1.02

c. Indicate lot depth, as measured at the center of the site on survey or site plan.

Response: See revised sheet A1.01

d. Note that required setbacks are rounded to the next entire inch.

Response: See revised sheets A1.01, A2.01, A2.02 and A2.03

e. Provide additional dimensions on both directions for all buildings at first and second floor.

Response: See revised sheets A1.01, A2.01, A2.02 and A2.03

f. Revise lot coverage diagram and calculations. The area of rear terrace enclosed on 3 sides count entirely up to the edge of the columns in lot coverage. The area exceeding 10'-0" from the building walls do not count in lot coverage, as the total area exceeding 10'-0" of both terraces do not exceed 2% of the lot area. See section 142-105(b)(5)c.2. Indicate lot coverage area of each building separately.

Response: See revised sheets A1.03

g. Revise unit size diagram and calculations. Portions of second floor projecting over first floor do not count in unit size at the first level. Storage room at the front count in unit size. Indicate area of each building separately.

Response: See revised sheets A1.05 and A1.06

h. Revise grading plans and sections. The side yards from front property line to rear property line cannot exceed the maximum elevations allowed in any point. Lower points are allowed only as permitted in section 142-105(b)(8)b.1. Maximum elevation in side yards from front to rear property line is: maximum: 7.42' NGVD, minimum: 6.56' NGVD.

Response: See revised sheets A1.01, A1.08 and A1.09

i. Chimneys cannot exceed 5'-0" above the midpoint of the pitched roof. Revise and reduce height.

Response: See revised sheets A3.01 thru A3.05. As indicated by Mrs. Sotelo on 6-30-20. Chimney's have an allowable 5' height exception that is to be measured from the roof line/ridge in which it is placed. If placed at the peak, the exception is 5' from the peak.

j. The project requires a waiver to exceed the maximum height for a flat roof. Indicate elevation of flat roof on roof plans. Enlarge text.

Response: Flat roofs have been lowered to comply. See revised sheet A2.03

k. Roof plan is not consistent throughout. Flat roof areas vary on pages A2.03 and A5.00. Revise and indicate elevation of flat roofs.

Response: Sketch on sheet A5.00 Was outdated and therefore removed. See updated Sheets A2.03 and A5.00

l. Living area encroaching into the south side yard is limited to a bay window. Provide a section detail of the area. The bay window must contain fenestration on all sides, slab separated 18" minimum from the first-floor slab and from the concrete slab above.

Response: Bay window has been modified to comply. See revised sheets A1.01, A2.01, A3.01a, A3.03, A5.00, A5.02 and A5.03

m. Note that the allowable 5'-0" setback from the side property line to mechanical equipment includes any screening and is limited to a maximum height of 5'-0" from BFE+1' and 10'-0" from grade elevation.

Response: The equipment elevation has been revised to comply with height requirements. See revised sheets A1.09 and A2.01.

n. Existing dock on the south side.

Response: Existing wood dock not part of this permit / review. It is subject to a separate permit application. See note added to sheet A2.01

5. DESIGN COMMENTS

a. The 'Allowable encroachment elevated above 1st floor slab' along south side property line, as noted on Sheet A2.0, is rendered in all renderings with a base meeting the ground (A5.02). As proposed, it is not an allowable encroachment and would require a variance. Clarify in elevations and renderings, or have it comply with setbacks.

Response: Bay window has been modified to comply. See revised sheets A1.01, A2.01, A3.01a, A3.03, A5.00, A5.02 and A5.03

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

3. DRB Admin Review – Fail - Monique Fons

1) The Power of Attorney must be completed authorizing the applicant to represent the owner before the DRB.

2) The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 7/13/2020:

1. Advertisement - \$1,544
2. Posting - \$103
3. Mail Label Fee (\$5 per mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 103
6. Variance(s) - \$772 p/variance
7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 7/15/2020

Response: Fees will be paid by 7/15/2020

4. DRB Zoning Review - Fail - Irina Villegas

1. Revise letter of intent to indicate how the variance requested satisfies the practical difficulties or hardship criteria for approval. Only one variance is required to exceed the maximum second floor area of 50% of the first floor. Indicate area of each enclosed area.

Response: Please see the revised letter of intent. Areas indicated on sheets A1.03, A1.05, A1.06, A1.07 and A4.01

2. Revise zoning information. Lot width is the average of front and rear property line. Average is $42.94' + 153.39' / 2 = 98.16'$.

Response: See revised sheet A1.02

3. Indicate lot depth, as measured at the center of the site on survey or site plan.

Response: See revised sheet A1.01

4. Note that required setbacks are rounded to the next entire inch.

Response: See revised sheets A1.01, A2.01, A2.02 and A2.03

5. Provide additional dimensions on both directions for all buildings at first and second floor.

Response: See revised sheets A1.01, A2.01, A2.02 and A2.03

6. Revise lot coverage diagram and calculations. The area of rear terrace enclosed on 3 sides count entirely up to the edge of the columns in lot coverage. The area exceeding 10'-0" from the building walls do not count in lot coverage, as the total area exceeding 10'-0" of both terraces do not exceed 2% of the lot area. See section 142-105(b)(5)c.2. Indicate lot coverage area of each building separately.

Response: See revised sheets A1.03

7. Revise unit size diagram and calculations. Portions of second floor projecting over first floor do not count in unit size at the first level. Storage room at the front count in unit size. Indicate area of each building separately.

Response: See revised sheets A1.05 and A1.06

8. Revise grading plans and sections. The side yards from front property line to rear property line cannot exceed the maximum elevations allowed in any point. Lower points are allowed only as permitted in section 142-105(b)(8)b.1. Maximum elevation in side yards from front to rear property line is: maximum: 7.42' NGVD, minimum: 6.56' NGVD.

Response: See revised sheets A1.01, A1.08 and A1.09

9. Chimneys cannot exceed 5'-0" above the midpoint of the pitched roof. Revise and reduce height.

Response: See revised sheets A3.01 thru A3.05. As indicated by Mrs. Sotelo on 6-30-20. *Chimney's have an allowable 5' height exception that is to be measured from the roof line/ridge in which it is placed. If placed at the peak, the exception is 5' from the peak.*

10. The project requires a waiver to exceed the maximum height for a flat roof. Indicate elevation of flat roof on roof plans. Enlarge text.

Response: Flat roofs have been lowered to comply. See revised sheet A2.03

11. Roof plan is not consistent throughout. Flat roof areas vary on pages A2.03 and A5.00. Revise and indicate elevation of flat roofs.

Response: Sketch on sheet A5.00 Was outdated and therefore removed. See updated Sheets A2.03 and A5.00

12. Living area encroaching into the south side yard is limited to a bay window. Provide a section detail of the area. The bay window must contain fenestration on all sides, slab separated 18" minimum from the first-floor slab and from the concrete slab above.

Response: Bay window has been modified to comply. See revised sheets A1.01, A2.01, A3.01a, A3.03, A5.00, A5.02 and A5.03

13. Note that the allowable 5'-0" setback from the side property line to mechanical equipment includes any screening and is limited to a maximum height of 5'-0" from BFE+1' and 10'-0" from grade elevation.

Response: The equipment elevation has been revised to comply with height requirements. See revised sheets A1.09 and A2.01.

14. Existing dock on the south side does not comply with the minimum setback of 7'-6" from a side property line. In order to retain the dock, a building permit showing approval of the existing dock would have to be provided.

Response: Existing wood dock not part of this permit / review. It is subject to a separate permit application. See note added to sheet A2.01

5. Public Works - LUB Review – Fail - Aaron Osborne

1. Since your project is considered to be new construction your seawall must have minimum elevation of 5.70 feet NAVD (7.26 FT NGVD); the elevation needs to be verified by a Professional Surveyor and Mapper licensed in the State of Florida (Public Works Manual Part I / Section 1/ A.2 / 5). This will be required during the permitting process.

Response: Seawall elevation will be raised to be at 7.25' NGVD. See revised sheets A1.01 and A1.08

2. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16.

When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheets A2.01, L.200, & L-500)

A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.

B. Triangles need to be 15 feet in length.

Response: See revised sheet A1.01

3. Driveway apron should have a 5-foot radius (Public Works Manual Part III / Section 15 / b / RS-19). (Sheet A2.01, & L.200)

Response: See revised sheet A1.01

4. The detail cross section number labeling is not consistent with the sheet number and item number. (Sheet A1.09)

Response: See revised sheet A1.09

A. Additional cross sections shall be included for the north and south property line that are east of the retaining wall. These cross section shall include grade elevations on both your property and the adjacent properties.

Notes:

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a

10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

A. Trench drain will be required on the driveway and adjacent to the property line.

2. The pool will need to have one (1) of the following:

a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.

b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

3. If your property (Entire lot) has been raised for more than 8 inches; you need to provide a retaining wall along the property limit.

A. Retaining Walls must be watertight. All retaining wall proposals must accompany language and specification that shows how they will prevent water from discharging into the adjacent properties.

Comments: DRB20-0559, Denied, (6-25-20)

Response: See revised sheets A1.01, A1.08 and A1.09

6. DRB Plan Review – Fail - James Murphy

1. APPLICATION

2. GENERALLY

3. DEFICENCIES IN ARCHITECTURAL PRESENTATION

a. A1.01 Mechanical equipment (pool, AC, generator) located 5'-0" or so to property line must comply with the elevation restrictions in Sec. 142-106(b)(5)

Response: Mechanical equipment and generator will be set above flood elevation 8.41' NGVD. Equipment not to exceed 5' in height from flood elevation and 10' from grade.

See revised sheets A1.09, A2.01 and A3.03.

b. A1.01 7'-0" wall along side property lines measured from adjusted grade, provided that the portion of such fences, walls or gates above four (4) feet in height consists of open pickets with a minimum spacing of three (3) inches, unless otherwise approved by the design review board; except in rear yard, where maximum height is 5'.

Response: Wall will follow the above requirements. See revised sheet A1.01.

c. A1.03x missing roof plan.

Response: Roof plan sheet added. See sheet A2.03

d. A1.05 Include SF of front structure. Rear accessory covered areas exceeding 10' from edge of building count towards unit size at first level.

Response: See revised sheet A1.05

e. A1.06 Remove minused number 199.38—include sf of hatched area only adjacent to structure. Include SF of front structure.

Response: See revised sheet A1.06

f. A1.07 Analyze is not cubic volume. Enclosed area of first floor of weather walls vs second are of enclosed area of first floor of weather walls. For this analysis, double height counts twice. Revise.

Response: See revised sheet A1.07

g. A1.08 enlarge measurements. Minimum side yard elevations: 6.56 Max: 7.420. Minimum rear yard elevations: 6.56 Max: 9.0.

Confirm that seawall does not need to be raised to 7.25 NGVD. Rear yard must be raised to minimum yard elevation.

Response: See revised yard elevations on sheets A1.08, A1.01 and A1.09. Seawall will be raised to 7.25' NGVD

h. A1.09 enlarge measurements. Minimum side yard elevations: 6.56 Max: 7.420.

Response: See revised sheet A1.09

i. A2.03 enlarge measurements

Response: See revised sheet A2.03

j. A3.01 Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height from top pitch of roof. Chimneys and air vents, not to exceed five feet in height.

Response: See revised sheet A3.01

k. A3.02 Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height from top pitch of roof. Chimneys and air vents, not to exceed five feet in height.

Response: See revised sheet A3.02

l. A3.02a Missing three other elevations of front garage structure (north, south and east)

Response: Front and front gate house elevations shown on sheet A3.02. Side elevation shown on side overall elevations sheets A3.03.

m. A3.03 Elevations. Enlarge for legibility. Enlarge measurement. Include property lines. Include mini key plan where elevation is

taken. Add overall height from design first floor 10' NGVD to midpoint of sloped roof. Indicate height of roof exceptions. Add measurement to top pitch of roof. Add chimney height from top pitch of roof. Chimneys and air vents, not to exceed five feet in height.

Response: See revised sheet A3.03

n. A3.04 Include property lines. Include mini key plan where elevation is taken. Add overall height from design first floor 10' NGVD to midpoint of top of pitched roof. Accessory structure max 20'-0" height to Midpoint of the slope of the pitched roof. VARIANCE: to exceed by 3' the maximum height of a two story accessory structure may be required.

Response: See revised sheet A3.04. As directed, the max. height for the acc. Structure is measured from base flood + freeboard of 12" to the top of the roof. Provided height is 20' Variance not required.

o. A3.04a Missing two other elevations of accessory structure (north and east)

Response: See revised sheet A3.04 and A3.04a

p. A3.05 Add section cut mini plan where section is taken. Add overall height from design first floor 10' NGVD to midpoint of sloped roof.

Response: See revised sheet A3.05

q. Two story accessory structure limited to:

i. Lot coverage: does not occupy more than 25 percent of the area of the required rear yard.

Response: See sheet A1.04

ii. Size: The area of enclosed accessory buildings shall be included in the overall unit size calculation for the site. In no instance shall the total size of all accessory building(s) exceed ten percent of the size of the main home on the subject site, or 1,500 square feet, whichever is less.

Response: See revised sheets A1.05 and A1.06

iii. Two-story structures. VARIANCE: The second floor of an accessory building shall not exceed 50 percent of the first floor area.

Response: Acc. structure Second floor area over 50% of first floor is subject to a variance. See sheet A4.01

iv. Setback: A two-story accessory building shall not be located closer than ten feet to an interior side lot line, or the required side yard setback, whichever is greater; rear setback shall not be less than one-half of the required rear setback, or 15 feet, whichever is greater

Response: Compliant. See sheet A1.01

v. Height: max 20'-0" height to midpoint of slope of pitched roof, VARIANCE: to exceed by 3' the maximum height of a two story accessory structure may be required

Response: See revised sheets A3.04 and A3.04a. As directed, the max. height for the acc. Structure is measured from base flood + freeboard of 12" to the top of the roof. Provided height is 20'. Variance not required.

r. Missing open space diagram

Response: See new sheet A1.10

s. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: See revised sheets A0.00 and A0.01

t. Add narrative response sheet.

Response: Provided

4. ZONING COMMENTS

a. Waiver (possible) first to second floor ratio exceeds 70%

Response: Requested waiver to exceed the max 70% second floor size. See sheet A4.01

b. Waiver possible height RS3

Response: Requested waiver to exceed the max 27' building height. Not to exceed 31'

c. Open space requirement along north side, as discussed. Missing diagram.

Response: See new sheet A1.10

d. VARIANCE: The second floor of an accessory building shall not exceed 50 percent of the first floor area.

Response: Acc. structure Second floor area over 50% of first floor is subject to a variance. See sheet A4.01

5. DESIGN COMMENTS

a. The 'Allowable encroachment elevated above 1st floor slab' along south side property line, as noted on Sheet A2.0, is rendered in all renderings with a base meeting the ground (A5.02). As proposed it is not an allowable encroachment and would require a variance. Clarify in elevations and renderings, or have it comply with setbacks.

Response: Bay window has been modified to comply. See revised sheets A1.01, A2.01, A3.01a, A3.03, A5.00, A5.02 and A5.03

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

7. Urban Forestry Group Review – Fail - Omar Leon

Comments:

Urban Forestry requires a tree evaluation report conducted by a Certified Arborist or registered Consulting Arborist for all trees over 12

inches in dbh within the property. This does not include palms.

An alternative species shall be looked at to replace the Madagascar Almond Trees.

The Stopper Trees in the ROW shall be replaced with a large tree species placed within the 1st 7 ft of back of ROW line. Water valve

must be re-routed for this to occur. Planning needs to approve this, however it would allow for better species and growth. This may still count as your street tree requirements.

Note that overhead utilities will be under-grounded on the island.

Suspended pavements shall be used for tree in the middle of motor court.

Comments: Urban Forestry requires a tree evaluation report conducted by a Certified Arborist or registered Consulting Arborist for all trees over 12

inches in dbh within the property. This does not include palms.

An alternative species shall be looked at to replace the Madagascar Almond Trees.

The Stopper Trees in the ROW shall be replaced with a large tree species placed within the 1st 7 ft of back of ROW line. Water valve

must be re-routed for this to occur. Planning needs to approve this, however it would allow for better species and growth. This may still count as your street tree requirements.

Note that overhead utilities will be under-grounded on the island.

Suspended pavements shall be used for tree in the middle of motor court.

Response: See provided separate response sheet from Landscape Architect