

August 10th, 2020

**VIA HAND DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**Re: Application to Design Review Board (DRB20-0563) – Response to Staff  
Final Submittal Review Comments Dated August 10th, 2020**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated August 10th, 2020 for Application DRB20-0563 in connection with approval of a two-story single family residence located at 416 W San Marino, Miami Beach. The Applicants responses to the comments are as follows:

**DRB Zoning Review**

**Deficiencies in architectural presentation**

- A. Letter of Intent. Improve waivers analyses and argument.  
**Response: Please see revised letter of intent.**
- B. Zoning Data Sheet Revised required height to 24'. Up to 28' is allowed with waiver. Add height waiver request of +3. Correct Freeboard to +1 as design finished first floor is 10' NGVD in BFE zone 9'.  
**Response: Please see revised required and proposed height as well as correct freeboard on zoning data sheet.**
- C. Add date to all pages  
**Response: Please see top right corner of every page that shows date of submission August 10th, 2020**
- D. Missing setback diagram indicating setbacks only and how they are calculated. Include lengths of all property lines and lot depth, as measured at the center of the site on survey or site plan.  
**Response: Please see added sheet A0.1 for survey with setbacks**
- E. A-1.0 Add portions of the outlines of neighboring properties structures. Increase size of measurements/dimensions.  
**Response: Please see revised sheet A-0.2 showing site plan with neighboring property structures.**

- F. A-1.1 Increase size of measurements/dimensions. Remove interior measurements. Mechanical equipment (pool, AC, generator) located 5'-0" or so to property line must comply with the elevation restrictions in Sec. 1 42-1 06(b)(5). A-I . 1 Walkways Add dimension of widths: Maximum 44 inches. May be increased to a maximum of five feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA)-required turn-around areas and spaces associated with doors and gates. Walkways in required yards may exceed these restrictions when approved through the design review

**Response: Please see revised sheet A-1.1**

- G. A-I .2 Increase size of measurements/dimensions. Remove interior measurements.

**Response: Please see revised sheet A-1.2**

- H. A-I .3 Increase size of measurements/dimensions. Provide total SF of skylights and total sf of roof Skylight not to exceed 10% of total roof area.

**Response: Please see revised sheet A-1.3. Roof area = 3,401sf. Roof skylight area = 148.68sf (4.37%)**

- I. A-2.0 Include in lot coverage projecting portion of guest suite 01 and cantilevered wall mass of guest suite 02. Add areas of second floor above to lot coverage. Revise notation: Lot coverage = 30% of lot area (1 2,906) 3872 SF you do not ADD 500 to this.

**Response: Please see revised lot coverage calculations in sheet A-2.0**

- J. A-2.1 wing walls of fountain do not count in unit size. Revise notation: UNIT SIZE = 50% of lot area (12,906) you do not ADD 500 to this

**Response: Please see revised unit size calculations in sheet A-2.1**

- K. A-2.2 Unit size calculation and hatch should glazing at rear of site — guest suite -1 and master bedroom. Revise notation: UNIT SIZE = 50% of lot area (1 2,906) you do not ADD 500 to this. Stairs at second floor count. Any double height open area along the stair would not count, ie. Area between stair and glazing wall. Adjust.

**Response: Please see revised unit size calculations in sheet A-2.2**

- L. A-2.5 enlarge, tone down water.

**Response: Please see revised axonometric in sheet A-2.5**

- M. A-2.7 Add 24' height measurement. Add overall elevation lengths.

**Response: Please see revised measurements in sheet A-2.7**

- N. A-2.8 Adjust graphics and clarity of pdf file; it is rendered blurry. Illegible materials.

**Response: Please see revised graphic material in sheet A-2.9**

- O. A-3.0 Add 24' height measurement. Add elevation lengths.

**Response: Please see revised measurements in sheet A-3.0**

- P. A-3.1 Add 24' height measurement. Add elevation lengths.

**Response: Please see revised measurements in sheet A-3.1**

- Q. A-3.2 Add 24' height measurement. Add elevation lengths overall and broken down.

**WAIVER NEEDED.**

**Response: Please see revised measurements in sheet A-3.2**

- R. A-3.3 Add 24' height measurement. Add elevation lengths overall and broken down. WAIVER NEEDED. Missing rooftop elements identified on Sheet A-I .3 skylights/elevator.

**Response: Please see revised measurements in sheet A-3.3, and added sheet A-5.4 in regards to elevator override diagram**

- S. A-4.0, A-a. 1 Add 24' height measurement.

**Response: Please see revised measurements in sheets A-4.0, A-4.1, and A-4.2**

- T. A5.0, A-5.1 , A-5.2, A-5.3 Add 24' height measurement. Add height of curb/ parapet. Sections should be taken through each offending element within side yards (porch, generator, AC equipment) to reveal compliance with yard elevations and allowable encroachment exceptions.

**Response: Please see revised measurements in sheets A-5.0, A-5.1, A-5.2, A-5.3 and A-5.4**

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

**Response: Please see revised front cover title page with Final Submittal written in it.**

### **ZONING COMMENTS**

- A. Waiver first to second floor ratio exceeds 70%

**Response: DESIGN WAIVER REQUEST 02: THE SECOND FLOORS PHYSICAL VOLUME EXCEEDS 70% OF THE FIRST FLOOR IN ACCORDANCE WITH SECTION 142-105(b)(c): 80.42%. EXCEED VOLUMETRIC RATIO BY 10.42%**

**Please see revised sheet A-2.6 for volumetric ratio**

- B. Waiver both side elevations exceed 60' length. Missing side open space waiver diagrams. NOTE: staff may not be supportive of these waivers. Applicant strongly advised to analyze the existing building to the north (2009 construction) and the south (201 2) to demonstrate waiver would not impact neighboring properties, or that the request is compatible with the surrounding properties.

**Response: Please see sheet A2.7 and A2.8**

- C. Waiver height RS3- 3' from BFE+I . NOTE: staff may not be supportive of these waivers. Applicant strongly advised to analyze the existing building to the north (2009 construction) and the south (201 2) to demonstrate waiver would not impact neighboring properties, or that the request is compatible with the surrounding properties.

**Response: Please see revised sheet A2.7, A2.8, A3.0, A3.1, A3.2, A3.3**

- D. Elevator location. more information needed.

**Response: Please see added sheets A-5.4 and A-5.5 in regards to elevator location and specifications.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

DOMO Architecture + Design

Respectfully Submitted,

Robert Moehring, Principal  
Architect, Landscape Architect, LEED AP  
DOMO STUDIO LLC.