

**S.E.A.**

Sebastian Eilert Architecture

**SUSTAINABLE
DESIGN
+CONSULTING**

August 10, 2020

**DRB20-0558
COMMENT RESPONSE**1161 Stillwater Drive
Miami Beach Florida 33141

Please see below responses to Critique Sheet comments. Responses are provided by discipline. A copy of the original critique sheet is attached.

NOTE: Please note some items should be addressed after design approval by the DRB. Comment responses below each comment.

DRB ADMIN REVIEW – Fail:

Discipline / Item No.	Comments
DRB ADMIN 1	<p>Comment: Application must be completed and notarized for further review.</p> <ul style="list-style-type: none">a. Power of attorney must be signed - authorizing the attorney to represent applicant before the DRB.b. Carsten Jacobi Revocable Trust must be disclosed.c. Applicant Affidavit must be signed and notarized.d. Architect may need to register as a lobbyist. <p>Response:</p> <ul style="list-style-type: none">a. Power of attorney signed as part of application package and provided separately from owner.b. Trust declaration signed as part of application package.c. Application has been signed and notarized. Please refer to file 08-10-2020 APPLICATIONd. Architect has been registered as lobbyist as requested.





DRB ADMIN 2	Comment: Label Documents are missing and must be submitted for further review: Labels, Certified Letter, Radius Map, Owners List.
	Response: Label documents have been provided, please refer to files: 08-10-2020 LABEL LIST 08-10-2020 LABEL MAP 08-10-2020 LABEL CERT. LETTER 08-10-2020 LABELs EXCEL SPREADSHEET 08-10-2020 LABELS
DRB ADMIN 3	Comment: The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 8/17/2020: 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 8/19/2020
	Response: Outstanding fees not shown. As per email from James Murphy, final amount due will be forwarded after FINAL SUBMITTAL files have been uploaded.

DRB PLANNING REVIEW – Fail:

(NOTE: 2 sets of the same comments provided in the CSS system)

Discipline / Item No.	Comments
DRB PLAN 1	Comment: GENERALLY a. Correct uploaded naming convention
	Response: Naming convention updated for final submittal as per sample provided via email.
DRB PLAN 2a	Comment: DEFICIENCIES IN ARCHITECTURAL PRESENTATION DRB0.5 SURVEY: 7,500SF lot area, CMB Grade 3.72 NAVD 1.56 3.72 = 5.28
	Response: Legend updated to NGVD. Pleases refer to file 08-10-2020 SURVEY
DRB PLAN 2b	Comment: DRB 0.2 Add key plan showing direction of photos
	Response: Key plan added as requested to sheets DRB 0.2 – 0.5
DRB PLAN 2c	Comment: DRB 0.3 Enlarge images to 2 or 3 separate pages
	Response: Images enlarged to additional pages as requested.

DRB PLAN 2d	<p>Comment: DRB 1.0 Label sheet Unit Size Diagram. Top = UNerstroy level. Bottom= First level Remove "picture boxes", all image to breath on page.</p> <p>Property line should be clearly visible not merged into outline of picture. SHADE WITH CONSISTENT HATCH, remove ground finish in rooms. Add walkway width.</p> <p>Variance needed for driveway width or Modify driveway width, Section 142-105(b)(4)(e)6 • DRB1.1 remove key map.</p> <p>Label sheet LOT Coverage and Open Space Diagram Remove top image replace with Add lot coverage diagram (which in this plan, would be the first floor outline).</p> <p>Bottom image: FRONT>open space diagram (first 30'). Driveway as proposed exceeds maximum driveway width. Front yard = 1500SF. At least 70 percent of the required front yard areas shall consist of sodded or landscaped pervious open space, or 1050. (Section 142-105(b)(4)(e)(7). Proposal has 615 SF of impervious hardscape, variance needed.</p> <p>REAR>open space diagram (first 22.5'). Rear yard = 1125SF. At least 70 percent of the required rear yard areas shall consist of sodded or landscaped pervious open space, or 787.5. (Section 142-105(b)(4)(e)(7). Proposal has 625.5 SF of green space or pool pervious area, variance needed</p> <p>Response: Please see updated sheet DRB 1.0, 1.1 and 1.2 with updated NGVD marks, diagram names and hatches corrected. Also DRB 1.1, 1.2 and 1.3</p>
DRB PLAN 2e	<p>Comment: DRB1.2 Remove open space diagrams to sheet DRB1.1 and correct as noted above</p> <p>Response: Adjusted as request, please also see response to item 2.d.</p>
DRB PLAN 2f	<p>Comment: DRB1.2 LEGEND: Grade is 3.72 in NAVD according to survey notes (DRB0.4). Therefore conversion is $1.56 + 3.72 = 5.28'$ NGVD. Revise. Height: max 18'-0" for one story structures. Revise</p> <p>Response: Please see corrected sheet DRB 1.1 as well as DRB 2.5 – 2.9</p>
DRB PLAN 2g	<p>Comment: DRB2.0 Add understory level elevation datum NGVD marks (garage, rooms outdoor covered area, yards) Min side yard elevation: 6.56 NGVD Max side yard elevation: 7.78 Min front yard elevation: 6.56 NGVD Max front yard elevation: 7.78 Min rear yard elevation: 6.56 NGVD Max rear yard elevation: 13 Min understory yard elevation: 5.25 NGVD Max side: 8 NGVD</p> <p>Response: Please see revised sheet DRB 1.1. Also updated NGVD throughout all other sheets.</p>



DRB PLAN 2h	<p>Comment: DRB2.1 Remove room notes. Remove floor hatching. Remove window notes. Add first floor elevation datum NGVD</p> <p>Response: NGVD added and room notes and hatching removed as requested.</p>
DRB PLAN 2i	<p>Comment: DRB2.1 Darken roof outline. Correct Roof elevation datum NGVD (as presented 29' NGVD exceeds maximum height for one story structure.) Move axonometrics to separate page and enlarge</p> <p>Response: Line weight adjusted as requested.</p>
DRB PLAN 2j	<p>Comment: DRB2.3, DRB2.4 DRB2.5, DRB2.6 Separate one to a page. Add property lines and setbacks. Improve line weight. Add clearance overall height measured from first floor.</p> <p>Add overall height MEASURED from BFE=5, or 14' NGVD. THIS IS WHERE THE MAX 18' is measured from.</p> <p>First floor must be at minimum elevation BFE +1. Add elevation length dimensions (Overall and broken down) Add clearance height measurements slab to slab.</p> <p>Add standard standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, Understory elevation, include height of roof elements; include projection distances into required yards).</p> <p>Duplicate measurement datums on both sides of elevation. Overall height (18' max) to main roofline from FFE (BFE +FB).</p> <p>Elevations in great need of architectural interested and/or contrasting high quality material.</p> <p>NOTES: looks like first level has max 15' floor to floor clearance, but you must measure 18' max from bfe +5)</p> <p>Use measurement datum as examples previously sent to your team on proper graphic nature of depicting heights and drawing elevations</p> <p>Response: Marks, dimensions and notes added as requested though the DRB set.</p>
DRB PLAN 2k	<p>Comment: DRB2.7 Same, understory area is NOT limited to 7'6". I. DRB2.7 Same, understory area is NOT limited to 7'6".</p> <p>Response: Please see DRB 1.1, 2.0 and 2.9 for NGVD elevations and heights. Entry foyer at 7'-6" height from 7'-0" NGVD</p>



DRB PLAN 2m	Comment: Missing Yard Section Diagrams. Height of any projections within required yards including mechanical equipment, stairs, eyebrows, roof overhangs, etc. Include minimum and maximum yard elevation heights. Min side yard elevation: 6.56 NGVD Max side yard elevation: 7.78 Min front yard elevation: 6.56 NGVD Max front yard elevation: 7.78 Min rear yard elevation: 6.56 NGVD Max rear yard elevation: 13 Min understory yard elevation: 5.25 NGVD Max side: 8 NGVD
	Response: Please see section added to sheet DRB 1.5
DRB PLAN 2n	Comment: Missing section through entire site. Including seawall and property lines o. Missing variance diagram
	Response: Please see section added to sheet DRB 1.5
DRB PLAN 2o	Comment: NO "O" COMMENT
	Response: n/a
DRB PLAN 2p	Comment: Missing material board
	Response: Please see provide material board, sheet DRB 1.6
DRB PLAN 2q	Comment: Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
	Response: Front cover has been updated as requested. Date on all sheets on lower right corner of title block as well as on cover sheet.
DRB PLAN 2r	Comment: Add narrative response sheet
	Response: provided herewith.

DRB PLANNING 3. ZONING:

Discipline / Item No.	Comments
DRB PLAN ZONING a.	Comment: Variance to decrease open space in front yard NOT SUPPORTED
	Response: Open space is in compliance. Please see sheet DRB 1.2 (and DRB 1.1). No variance requested.
DRB PLAN ZONING b.	Comment: Variance to decrease open space in rear yard NOT SUPPORTED
	Response: Open space is in compliance. Please see sheet DRB 1.2 (and DRB 1.1). No variance requested.
DRB PLAN ZONING c.	Comment: Variance to exceed driveway width NOT SUPPORTED
	Response: Driveway width reduced to 9'-0". No variance requested.
DRB PLAN ZONING d.	Comment: Design of the understory NOT SUPPORTED as is. Design needs work.



	<p>Response: Design updated as per comments made under “design comments”.</p> <p>Please note that the owner, a current resident of Miami Beach, has specifically requested this understory design in response to seawater rise challenges. The proposed design complies with all stipulations of the understory design criteria as set forth in Section 142-105. We respectfully request support of this project.</p> <p>Please also refer to the Letter of intend, file 08-10-2020 LOI</p>
--	--

DRB PLANNING 4. DESIGN COMMENTS:

Discipline / Item No.	Comments
DRB PLAN DESIGN a.	<p>Comment: The overall caliber of the design needs to be substantially architecturally improved</p>
	<p>Response:</p> <p>The design of this project respects the scale of the neighborhood and addresses concerns of future use, while complying with the clients wishes and preferences. Miami Beach does not limit the style of a proposed home to a specific style, rather refer to the general design guidelines of chapter 118.</p> <p>As such, the design has been intentionally kept minimal and has been peer reviewed by colleagues and neighbors and received extremely positive feedback.</p> <p>The design has been further enhanced to address concerns noted by Miami Beach staff in the below comments.</p> <p>Please refer to the updated design drawings and the letter of intent.</p> <p>Thank you for your consideration of this project.</p>
DRB PLAN DESIGN b.	<p>Comment: Add dynamic slab overhangs—roofs, slab edges, bevel columns and further recess, add screening elements, shades. Design has lack of design, Appears like elevated stilt home in the Keys of New Jersey shore</p>
	<p>Response: Elevation design updated. Please refer to updated drawings. Please clarify “Keys of New Jersey shore” home reference.</p> <p>Please also refer to response to item a. above.</p>



<p>DRB PLAN DESIGN c.</p>	<p>Comment: In general, the architectural expression of the home reads more office-like than residential. The understory needs more architectural features, or screening – main habitable floor hovers above the understory, completely disconnected from the ground below and imposing</p> <p>Response: A simple and clean design has been the intention of this project in order not to compete with an overly ornate and towering structure seen in so many places around Miami Beach.</p> <p>Stillwater drive only has few example of a modern Mc Mansion towering above its neighbors. This home attempts to provide a modern update and response to seawater challenges by design, while respecting the scale of the existing neighborhood.</p> <p>Please also refer to response to item a. above.</p>
<p>DRB PLAN DESIGN d.</p>	<p>Comment: South elevation, front façade, needs more refinement and softening of architectural language. As proposed, the roof soffit, garage and blank stucco walls dominate the front façade – with the bathroom window and wall standing out most. Reconsider the location of the bathroom along the front elevation of home – results in an unmonumental projection along front façade with a sliver for a window. Consider softening the roof soffit, pushing back the bathroom wall and bringing to the fore more fenestration. Also, consider incorporating high quality materials to front façade to soften it along the street level. Explore incorporating some architectural elements at ground story level to provide interest and detract from the domineering garage</p> <p>Response: Elevation design updated. Please refer to updated drawings. Garage is fully recessed and dressed with natural stone finish, please refer to material board.</p> <p>The house finish is matt metal panels with stone details and stucco bands/columns. Materials clarified in provided board and added notes.</p>

DRB PLANNING 5. LANDSCAPE – Fail:

Discipline / Item No.	Comments
<p>LAND a.</p>	<p>Comment: L1 Rear yard does not comply with minimum yard elevation heights 6.560</p> <p>Response: Yard elevation revised on architectural and landscape plan to 6.560 minimum</p>



LAND b.	Comment: MISSING landscape plan from registered LA in state of FL
	Response: Landscape plan provide as part of DRB set, sheet L1 as well as separate file. GARY WILKINS FL #LA 0000490
	Renaming file as per APPLICATION item 1.b. 0810-2020 LANDSCAPE
LAND c.	Comment: Missing contour plan/grading plan
	Response: Please refer to sections added to response as per comment 2.y above. Sheet DRB 1.5

DRB ZONING – Fail:

Comments issued on July 31

Discipline / Item No.	Comments
ZONING 1	Comment: All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for the first submittal is July 20, 2020 the file name would be '07-20-2020 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document
	Response: File name corrected for final submittal
ZONING 2	Comment: Check-list shall be uploaded as part of the documents. I could not identified the check list in uploaded plans.
	Response: Checklist provided as requested, names 008-10-2020 CHECKLIST Updated with corrected naming convention as per comment 1 above.
ZONING 3	Comment: It appears that the elevations shown in survey are in NAVD. However, the grade elevation indicated on zoning information, page DRB 1.2 indicates NGVD. City of Miami Beach zoning determination of grade is the elevation of the sidewalk at the center of the property, in NGVD. If the elevation indicated in survey as 3.72' is in NAVD, the grade in NGVD is 5.28'. This will be used for calculations of minimum and maximum elevation in required yards, fence height and other requirements. Please revise zoning information as applicable



	Response: Survey and elevations coordinated to be NGVD. Please see updated survey. 08-10-2020 SURVEY
ZONING 4	<p>Comment: Revise zoning information. Revise adjusted grade based on grade elevation of 5.28' NGVD. The freeboard proposed is BFE+5' = 13.0' NGVD. The BFE of this area is 8.0' NGVD. The maximum height for a 1-story home is 18 feet</p> <p>Response: zoning information revised as requested. Please see sheet DRB 1.3 (and DRB 1.1, 1.2)</p>
ZONING 5	<p>Comment: Indicate that the stair and vestibule comply with area not larger than 3% of the lot area, as applicable for the understory.</p> <p>Response: Please see updated zoning information including note. DRB 2.0 and 2.1</p>
ZONING 6	<p>Comment: Page DRB 1.0 provide overall space dimensions on both opposite sides. Only garage is dimensioned. The portion of the covered terrace exceeding 10'-0" from the bathroom wall to the edge of the slab counts in unit size. It is not clear if the stair in the understory is counted in unit size. Stair shall count in unit size.</p> <p>Response: Dimensions added as requested. Stair is part of the unit size. See DRB 1.0</p> <p>Overall dimensions are also clarified to sheet. 35'-0" width and 97'-6" max length.</p>
ZONING 7	<p>Comment: As the height clearance of the understory exceeds 7'-6" from the lowest level to the underneath of the slab above, please note that the understory requirements applicable to this project are those in section 142-105(b)(4)e.1. through 10.</p> <p>Response: Design is in compliance with referenced sections..</p>
ZONING 8	<p>Comment: The driveway width located within the front 30'-0" cannot exceed 9'-0" in width, as the minimum width. The maximum width is only applicable when the 15% of the lot width is 16'-0", which is not this case. See section 142-105(b)(4)e.6.</p> <p>Response: Driveway corrected to 9'-0" width</p>



ZONING 9	<p>Comment: Provide a grading plan, including section details showing proposed elevations in required yards (setback areas). Note that areas such as driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have a lower elevation (in reference to the elevations noted below).</p> <p>The minimum and maximum yard elevations (in NGVD) for the property considering grade elevation of 5.28' NGVD are as follows: Front Yard Min-Max. Elevation: Min_6.56' Max._ 7.78' Interior Side Yard Min-Max elevation: Min_6.56' Max._ 7.78' Interior Side Yard Min-Max elevation: Min_6.56' Max._7.78' Rear Yard Min-Max elevation: Min_6.56' Max._ 13.0'</p>
	<p>Response: Grading plan added. See new sheet DRB 1.0, 1.1, etc.</p>
ZONING 10	<p>Comment: The pool and pavement in the rear yard shall be raised to a minimum 6.56' NGVD.</p>
	<p>Response: Future pool raised to minimum, see revised sheet DRB1.1</p>
ZONING 11	<p>Comment: Revise open space diagram at the front. The required open space shall be 70%, as per section 142-105(b)(4)e.7 when understory is provided. Indicate required open space and provided open space calculations. As shown the project does not comply</p>
	<p>Response: Open space corrected, please see revised sheet DRB 1.2</p>
ZONING 12	<p>Comment: Revise open space diagram and calculations in the rear yard. Include only the portion within the rear setback of 22'-6". Remove additional shading not counted in calculation. Provide overall dimensions and setbacks to paving. Indicate required open space and provided open space calculations.</p>
	<p>Response: Open space corrected, please see revised sheets DRB 1.1 – 1.3</p>
ZONING 13	<p>Comment: Landscape plan shall be revised to match revised building plans</p>
	<p>Response: Corrected L1 sheet provided to match layout. Included in DRB set as well as separate file 08-10-2020 LANDSCAPE</p>
ZONING 14	<p>Comment: Revise elevations drawings. Indicate freeboard elevation of BFE+5' =13.0' NGVD and indicate total building height from that elevation. Indicate elevation of first finish floor in NGVD.</p>



	Response: BFE and freeboard added to elevations indicated in NGVD
--	--

PUBLIC WORKS – Fail:

Discipline / Item No.	Comments
PW LUB 1	<p>Comment: 1. Since your project is considered to be new construction, your seawall must have a 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). (Sheet DRB 1.1)</p> <p>Response: Please see provided survey by AFA & Company dated 7-1-2020, file name 20-650 – Sur. #1161 revised to show NGVD</p>
PW LUB A	<p>Comment: A. Specify on the drawing that the seawall will be raised to 5.70 feet NAVD (7.26 FT NGVD). In addition, the designer should account for shrinkage of concrete during construction to avoid the seawall being build non-compliance to the city code.</p> <p>Response: Note has been added to sheet DRB 1.5. Existing seawall at 3.55' NGVD will be raised to 5.70' NGVD</p>
PW LUB 3	<p>Comment: 3. Construction on the frontage/rear/side property lines must not encroach under or above ground into the adjacent property and/or right-of-way (Public Works Manual Part I / Section 4 / B / I). Alter the front gate (connected to the walkway) opening direction, to avoid encroachment when it is open. (Sheets DRB 1.1, DRB 1.2, DRB 1.3, DRB 2.4 – DRB 2.8, and L-1)</p> <p>Response: Please refer to added notes and adjusted design on sheet DRB 1.0</p>
PW LUB NOTE	<p>Comment: 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.</p> <p>Response: Note added to sheet DRB 1.0. Grading plan part of full permit set.</p>



PW LUB A	Comment: A. Trench drain will be required on the driveway and adjacent to the property line.
	Response: Please refer to added note in sheet DRB 1.0
PW LUB 2a. and b.	Comment: 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.
	Response: Pool will be feed by domestic water. Pool permit will be provided including affidavit during permitting process.
PW LUB 3	Comment: 3. Retaining Walls must be watertight. All retaining wall proposals must accompany language and specification that shows how they will prevent stormwater runoff from discharging into the adjacent properties. (Sheet DRB 1.2)
	Response: Retaining wall noted on DRB 1.0 and 1.5

Please do not hesitate to contact me directly with any questions or clarifications.

Sincerely,

Sebastian Eilert, AIA, LEED AP