

October 12th, 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 (DRB20-0583) – Response to Staff Final Report Comments Dated September 30th, 2020

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated September 30th, 2020 for Application DRB19-0583 in connection with the proposed two-story residence located at 31 Star Island Drive, Miami Beach. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB20-0583 31 Star Island Drive

An application has been filed requesting Design Review Approval for the construction of a new two-story residence and an existing tennis court requiring one or more variances from the required setbacks for a tennis court fence and play surface and from the required setbacks for lighting associated with the tennis court in order to retain an existing tennis court located in the front of the property on a vacant site that previously contained a two-story architecturally significant pre-1942 residence.

3a Generally, increase size of dimensions in setback lines.

Plans have been revised to implement larger dimension text size. Refer to plans.

3b LOI: amend to remove 'guest house' and replace with 'two story residence'.

Letter of Intent modified accordingly.

3c. A-0.1 Increase size of dimensions. Move drawing to end of plans (after A-2.3). Improve graphic nature of drawing.

Page relocated per direction and dimension text size increased. Graphics adjusted.

3d. A-1.0 increase size of dimensions.

Dimension text size increased accordingly.

3e A-1.1 Remove playground outside of required front and side yards, not an allowable encroachment. Verify structure of house (columns) is not in require yard.

Playground base moved out of required yards. Structure of home (columns) were not encroaching into the side yard (had an architectural projection). Home shifted so that the projection no longer extends into the side yard and the new residence is fully within the buildable area.

3f. A-1.2, A-1.4, A-1.6 remove elevation marks.

Grade spot elevations removed from all plans except for the site plan and ground floor plan. Elevation and Section keys removed from overall property plans and retained on plan enlargements.

3g. A-2.0 Covered areas no not count towards lot coverage. Revise. This project is reviewed under prior zoning regulations as it was filed for LUB before August 25, 2020.

Lot coverage plan and calculations adjusted accordingly.

3h. Confirm required yards comply with minimum elevation standards.

Required yards are elevated where possible. However, certain portions of required yards are kept at the existing elevation in order to retain existing mature vegetation and for reasonable transitions as allowed per code. This is achieve through either oolite block retaining walls or sloping the grades accordingly. Refer to ground floor plan and yard sections.

3i. Add details of proposed fencing and lighting associated with the tennis court.

Photographs of the existing tennis court, fencing, and lighting are provided on sheet EX-2.4. Elevations of fencing and lighting are provided on Sheet L-4.0

3j. Add 'FINAL SUBMITTAL' to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

Front cover updated accordingly and all drawing pages dated.

3k. Add narrative response sheet.

Narrative response provided herein

4a. Details of court fencing (location and elevation) needed for review.

Photographs of the existing tennis court, fencing, and lighting are provided on sheet EX-2.4. Elevations of fencing and lighting are provided on Sheet L-4.0

4b. Details of court lighting (location and elevation) needed for review.

Photographs of the existing tennis court, fencing, and lighting are provided on sheet EX-2.4. Elevations of fencing and lighting are provided on Sheet L-4.0

4c. Details of playground equipment (location and elevation) needed for review.

A photograph of the existing playground structure is provided on sheet EX-2.4.

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5a. Variance request #6 added

Variance request added for the existing tennis court elevation to remain added.

5b. Tennis court shall be raised to a minimum yard elevation of 6.56' in the front and side yards or request additional 2 variances.

Variance request added for the existing tennis court elevation to remain added.

5c. All required yards must comply with minimum yard elevators required.

Required yards are elevated where possible. However, certain portions of required yards are kept at the existing elevation in order to retain existing mature vegetation and for reasonable transitions as allowed per code. This is achieved through either oolite block retaining walls or sloping the grades accordingly. Refer to ground floor plan and yard sections.

5d. Copy of previous final order attached is missing pages 3 and 4 and have some pages repeated.

Sheet revised and pages 3 and 4 added.

5e. Provide photographs of the existing tennis court

Photographs of the existing tennis court, fencing, and lighting are provided on sheet EX-2.4

5f. Required sum of the side setbacks is 37'-6" Revise zoning information.

Zoning Data table revised accordingly.

5g. Provide overall dimensions of tennis court.

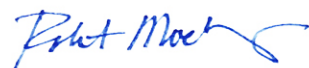
Tennis court dimensions added to plans. Refer to the ground floor and site plan.

5h. Building structure cannot encroach into the 15'-0" side yard.

Home shifted so that the architectural projection no longer extends into the side yard and the new residence is fully within the buildable area.

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.

Respectfully Submitted,



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



Robert M
Moehring
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