

MIAMI BEACH

PLANNING DEPARTMENT

Notice to Proceed Comments

Design Review Board

SUBJECT:

DRB20-0590 1515 West 22nd Street

Comments Issued:

11/16/20 | FSC, IV

Tentative Board Meeting Date:

02/02/20

Due to the changing conditions resulting from COVID-19, please be advised that applications / items may be moved to a future available agenda. Should your application / item be affected, you will be notified via e-mail.

PERTINENT INFO

For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.

- Application moving forward in JANUARY 2021 resubmit for FEBRUARY 2021

OUTSTANDING COMMENTS

DRB20-0590 1515 West 22nd Street. An application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers and one or more variances from setback, fence height and elevation height requirements to replace an existing two-story architecturally significant pre-1942 residence.

12/7/20: Please note the Applicant is resubmitting revised plans and a revised Letter of Intent in response to staff comments; other application materials remain the same. The revisions are primarily in response to the addition of new variance requests. See the revised variance diagram on Sheets GI.005 and A7.01 and revised LOI.

1. GENERALLY

2. ARCHITECTURAL REPRESENTATION

- a. Zoning Data Sheet – Revise Grade to be 5.01 NGVD

Applicant Response: Architects have revised.

- b. A3.00 Missing first slab and terrace elevations

Applicant Response: Architects have revised.

- c. A3.01 Slab elevation is incorrectly noted as 25' NGVD - does not correspond to elevations and sections that note it as 22'-6" NGVD

Applicant Response: The second floor elevation is 25'. The dimension on the elevation has

been revised.

- d. Graphic problems with elevations datums on rendered elevations – MISSING on many sheets.

Applicant Response: Elevation datums were added on rendered elevations.

3. DESIGN COMMENTS

- a. 3-car garage is an excessive element (Code requires two on-site parking) that is further compounded by being sited at the corner; negatively impacting the neighborhood.

Applicant Response: A 3-car garage is in keeping with virtually all new construction on the Sunset Islands and is not out of character with the surrounding neighborhood. It is a reasonable condition for a family with multiple children in this area and will be properly buffered.

4. ZONING COMMENTS

- a. Waiver #1, 4' height * RS-3: 25,650 SF

Applicant Response: Revised.

- b. Waiver #2 two-story elevation length (north-side street facing façade)

Applicant Response: Confirmed.

- c. Revise open space calculations and diagrams. Rear yard calculations include both side yards.

Applicant Response: Revised.

- d. Proposed dock and expected location of any vessel or marine equipment must comply with maximum projection into the waterway. There are limitations based on the width of the canal. See section of the City Code 66-113.

Applicant Response: Proposed dock will not exceed width limitations per Section 66-113. Dock to be processed under separate permit. See LH.100.

- e. Fence height to comply with Section 142-106(b)(7) Fences walls and gates.

Applicant Response: See variance requests #10 and #11.

Irina Villegas Comments:

Comments issued on November 16.

1. Revise letter of intent to clearly identify variances indicated below.

Applicant Response: Revised LOI submitted.

2. Revise variance page to clearly identify the variances listed below.

Applicant Response: Revised. See Sheet GI.005.

3. Revise open space calculations and diagrams. Rear yard calculations include both side yards.

Applicant Response: Revised. See Zoning Data Sheet.

4. Lot coverage calculations at the open terrace is incorrect. See previous comments. Only area exceeding 5'-0" from wall counts.

Applicant Response: Revised. See Zoning Data Sheet.

5. Revise units size page. Remove reference to lot coverage areas. Covered terrace at second floor does not count in unit size.

Applicant Response: Revised.

6. Requires a side setback variance for pool deck structure. Required is 16'-3", Provided is 10'-0".

Applicant Response: Additional variance requested. See Sheet GI.005.

7. Requires a sum of the side setbacks variance. Required is 40'-7", Provided is 10'-0" (pool deck) + 18'-1"(interior) = 28'-1".

Applicant Response: Additional variance requested. See Sheet GI.005.

8. Driveway parallel to property line (curved corner) shall be minimum 5'-0".

Applicant Response: Minimum of 5' buffer has been included at driveway. See Sheet LH.100.

9. Revise maximum encroachment for the deck associated with variance into the front 30'-0" is 6'-0" or request a new variance

Applicant Response: Additional variance requested. See Sheet GI.005.

10. Variances

- 1) Variance #1 front setback for structure, required: 30', Proposed: 21'-4".
- 2) Variance #2. Interior side setback, required: 24'-4", proposed: 18'-1".
- 3) Variance #3. Required street side setback: Required: 16'-3", Provided: 10'-0".
- 4) Variance #4. To reduce the min required sum of the side setbacks, Required: 40'-7", Proposed: 28'-1".
- 5) Variance #5. Exceeds maximum street side yard elevation. Maximum : 7.51' NGVD, proposed: 10.5' NGVD.
- 6) Variance #6. Exceeding maximum elevation on interior side yard. Maximum elevation: 7.51' NGVD, proposed: 10.5' NGVD.
- 7) Variance #7, to exceed the maximum elevation for a deck as allowable projection (adjusted grade + 2.5') within the front. The maximum elevation for projections is 9.0' NGVD and the deck is proposed at 11.50' NGVD.
- 8) Variance #8. A variance to exceed the maximum height for a fence within the rear yard facing the waterway on the west side. Maximum height is 10.01' NGVD (grade: 5.01'+5'-0"), proposed:13.01' NGVD.
- 9) Variance #9. to exceed the maximum height for a fence within the rear yard facing the waterway and the street side yard on the east side. Maximum height is 10.01' NGVD (grade: 5.01'+5'-0"), proposed: 13.01' NGVD.

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.