

April 5, 2021
City of Miami Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
RE: DRB21-0655

TO WHOM IT MAY CONCERN,

This letter is in response to the comments from Building Reviewer. The comments are addressed as follows:

SUBJECT: DRB21-0655

Draft Notice:

DRB21-0655, 4747 North Bay Road. An application has been filed requesting design modifications to a previously issued Design Review Approval, including modifications to the previously approved understory.*

*May require variances.

1. APPLICATION DEFICIENCIES

- a. Missing previously approved Board Orders: DRB18-0332 and DRB19-0375

Response: Missing board orders provided, please see attached.

2. ARCHITECTURAL REPRESENTATION

- a. General - include the previously approved drawings within your architectural set to be able to compare, ie. A-1.1 Previously Approved, A-1.1 Proposed.

Response: Please see adjusted plan package.

- b. General - graphically note, highlight and identify changes from approved within your proposed drawing set.

Response: Please see adjusted plan package with added highlighted changes.

- c. General – the extent of modifications to the ground floor plan will require it to either be redesigned to comply with current section of the understory, or seek variances from the understory sections (As outlined in most recent code changes to SFR) Sect. 142-105(b)(d)

Response: Ground floor has been modified to comply with code, new storage areas are screened by aluminum louvers. Please see adjusted plan.

- d. A-1.2 – Setback for pool equipment does not comply – see Sect. 142-106 for setback and height requirements of mechanical/pool equipment within required yards.

Response: Pool equipment has been relocated with a 6' setback from the property line. Please see adjusted plan package.

- e. Proposed Lot Coverage: 2nd Floor covered walkway – offset 5 feet and the remainder is included in lot coverage calculation – all portions of covered porches/terraces exceeding 5' shall count in lot coverage.

Response: Lot Coverage was calculated based on the 10' offset code 142-104(b)(5)(c)(1) & (2), the lot coverage was already approved and permitted. We have not changed the footprint of the house, only manipulated the enclosed space.

- f. A-1.4 Roof Plan – Plan must also include graphics showing compliance with roof deck code – Section. 142-105(b)(6) Roof decks.: 25% of enclosed floor area below, setbacks from exterior outer walls

Response: Please see adjusted roof plan and added calculations chart.

- g. Roof Plan – A/c equipment to be screened.

Response: The A/C equipment is proposed to be screened by aluminum louvers. Please see adjusted plan package.

- h. Roof Plan – Enclosed staircase/bulkhead not allowed as height encroachment.

Response: A skylight is being placed 5' high from roof level, above the stairway. Proposed skylight complies with code 142-1161 (a)(11). Please see adjusted plan package.

- i. Note on all floor plans major changes from previously approved.

Response: Please see adjusted plan package. Major changes on the floor plans are as follows:

- Front sliding gate is shifted over to allow for vehicular gate access. Gate was changed from swing to sliding system.
- 1' of green area is provided from the walls of the house to the driveway to prevent vehicle collision.
- Rear yard, sunbed is removed, and the stairs are extended.
- Pool equipment is mirrored to the opposite side of the house with a 6' Setback from the property line.
- Addition of the walkway on 2nd floor.
- 142-105(d) the use of the understory shall be for non-habitable purposes and given that the area may be subject to flooding. The added storage area is non-enclosed but screened with aluminum louvers, it is open 50%
- Extended walls/glass to the edge of the setback to maximize SF, by family room, bar, and guest suite.
- Re-organized the powder room, mechanical, laundry room and pool bath.
- Added a wine room beside dining room.
- Sunbed removed and the stairs got extended.
- Extended Master suite and guest suite #2
- Redesigned the layout of the second-floor bathrooms and closets.
- A/C equipment relocated to roof and screened with aluminum louvers not to exceed 5' high.
- Skylight was added above the stairway, not to exceed 5' high.

- j. General – Lot coverage, unit size diagrams and open space diagrams are deficient and difficult to read –

Response: Please see adjusted plan package.

- k. Lot coverage: increase scale of diagram, show first floor and site and include what is above and projection as a hatch line.

Response: Please see adjusted plan package.

- l. Unit Size - one sheet for each unit size floor plan; lighten hatch and for unit size include each floor's unit size that corresponds to hatch AND a chart of the entire tabulations with percentage.

Response: Please see adjusted plan package.

- m. A-2.1 Open Space Diagram – hatch what is being counted in open space – the provided diagram is confusing. Also, for front yard

– the open space is measured back to the 30' setback since it is a two-story home

Response: The open Yard space was previously approved & permitted based on the 20' setback. Please see adjusted diagram in plan package.

- n. General Elevation and section comments: Line weights need refinement; increase scale of dimensions, illegible at times; and include in title direction: ie. North (Front) Elevation, East (side) Elevation.

Response: Please see adjusted plan package.

- o. Elevations and Sections – Elements that project above the top of roof to be dimensioned from Top of Roof – and ensure it complies 142-105(b)(7) Height exceptions. Also see planter heights per Sec. 142-105(b)(6)

Response: Planters comply with the maximum height of 3'6" from roof deck. Trellis will not exceed 10' high. Per code 142-1161 (a)(11) skylight is being placed 5' high from roof level, above the stairway. Please see adjusted plan package.

- p. A-4.3 – Side Elevation – at rear the cmu fence wall is missing – was part of first submittal and this application was granted a variance in DRB19-0375

Response: Rear site wall added to the section and elevation. Please see adjusted plan package.

- q. Note on elevations major changes from the previously approved

Response: Please added notes on plans. Please see adjusted plan package.

- r. Sections – dimensions and elevations are too small and illegible.

Response: Please see adjusted dimensions on sections. Please see adjusted plan package.

- s. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: Please see added note on cover sheet. Please see adjusted plan package.

Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Please see plan package attached.

3. DESIGN COMMENTS

- a. North east corner of home at 2nd floor, projects into front and then wraps around to the side elevation awkwardly – that architectural gesture is not as pronounced as before – previous design has it projecting over a ground floor corner band window – with a mullion at the corner. It needs to be better defined than as proposed. Also, that 2nd floor stucco frame at front needs to project further beyond the wall – per the rendering, the depth of these gestures are lost and need to be refined and regained. The rendering makes it look shallow – make sure that detail is ironed out.

Response: Windows have been adjusted per previously approved design. The reveals are exactly the same as the original submittal. Please see adjusted plan package.

- b. Front elevation – ground floor elevation – consider introducing the wood screening at the new addition portion – current design of a shorter window reads as an afterthought – OR – make it floor to ceiling glass.

Response: Window at front elevation has been modified to be floor to ceiling. Please see adjusted plan package.

- c. Reduce width of driveway along the side to 10' – staff finds that the extent of pavement is too much and would benefit from reduction.

Response: Width of driveway has been reduced to 11'. Driveway was pulled away from the lower-level walls to allow planting to cover wall & facilitate turning. Please see adjusted plan package.

- d. Rear elevation – staff recommends the introduction of the vertical wood slats and wood accents to the rear elevation that has been lost.

Response: Wood elements have been added to the rear and side elevations. Please see adjusted plan package.

4. ZONING COMMENTS

- a. Ground floor does not comply with the current regulations for understory. Revise design to comply, or request variances for compliance – OR – return design to what was previously approved. (Staff still recommends reducing the driveways to 10' feet).

Response: Ground floor has been modified to comply with code, new non-enclosed storage areas are screened by aluminum louvers. Width of driveway has been reduced to 11'. Please see adjusted plan package.

- b. Include in LOI variances that are being sought – if this is the path sought – and address the review guidelines of Sec. 118-53(d) of the city Code.

Response: Not variances are being requested at this time.

- c. Stairwell bulkheads are NOT allowable height encroachments. Spiral Staircase design needs to be revised.

Response: A skylight is being placed 5' high from roof level, above the stairway. Proposed skylight complies with code 142-1161 (a)(11). Please see adjusted plan package.

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.

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