



350 Lincoln Rd., Miami Beach FL, 33139

## Response Narrative

**Date:** May 7, 2021

**To:** City of Miami Beach, DRB Zoning Review  
1700 Convention Center Dr  
Miami Beach, FL 33139

**Attn:** Fernanda Sotelo, Planner

**From:** Fadia Jawhari, Project Manager

**Re:** 2581 Lake Ave.  
Miami Beach DRB Review

### **DRB Zoning Review – Comment Response Narrative**

(RECEIVED BY KoDA – Date: Fri, April 30th, 2021 at 5:00 PM)

1. Quality of presentation shall be improved. Increase line weight. Identify all elements in all plans. Most of the drawings are illegible.

**Response:** Noted. The quality of the presentation has been improved, the line weights have been increased and all elements in plans have been identified.

2. Lot depth shall be determined as the average of the length of both side property lines and the length of the property at the center. Indicate lot width in zoning information.

**Response:** The lot depth has been determined as mentioned. Please refer to sheet Z-008. The lot width is indicated in the zoning information of sheet Z-008 as well as in the zoning date chart on sheet Z-002.

3. Maximum encroachment for projections into the rear yard is 25% with a maximum of 6'-0". Revise projections.

**Response:** The projections have been revised. Please refer to sheet Z-008 and Z-102 – 103.

4. Minimum side yard elevation is 6.56' NGVD in all required yards.

**Response:** The minimum yard elevation has been revised as mentioned. Please refer to sheets Z-400 and Z-400.1.

5. Provide a grading plan.

**Response:** A grading plan has been provided by the landscape architect and grade elevations noted on the architectural site plan. Please refer to sheets L-100 and Z-100.

6. Pavement and driveway on the 5'-0" utility easement shall be approved by Public Works.

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**Response: Noted. The pavement and driveway has been revised to prevent encroachment in the utility easement. Please refer to sheet Z-100.**

7. Revise open space in the rear yard. Provide separate calculations showing that decks do not exceed 30% of the rear yard. Accessory building does not exceed 25% of rear yard. Portion of dock on the rear yard is a deck and not considered open space. Clearly indicate surface finish of all areas. When pool is located at or above adjusted grade (5.83' NGVD) only ½ of the water area counts as open space.

**Response: The open space diagram has been revised and only ½ of the pool's water area is being counted towards open space. The deck does not exceed 30% of the rear yard. The accessory structure does not exceed 25% of rear yard. Please refer to sheets Z-012 and L-003 for reference and sheet L-200 for all proposed materials.**

8. Indicate that the accessible roof deck complies with a setback of 10'-0" from the outer walls below measured from the walls to the deck area (excluding accessible path).

**Response: The accessible roof deck now indicates its compliance with the 10'-0" setback from the outer walls below as mentioned. Please refer to sheet Z-103.**

9. Show height of the accessory structure measured from BFE + 1 foot. Maximum height allowed is 12'-0".

**Response: The height of the accessory structure is now being shown as mentioned. Please refer to the elevations on sheets Z-200- 203 and the building sections on sheets Z-300- 302.**

10. Screened balconies at second floor would count in lot coverage and unit size as they are not open balconies. Balconies shall be open from the guardrail above to not count.

**Response: The screened balconies at the second floor are now shown as counting towards lot coverage and unit size. Please refer to sheet Z-009 and Z-010.**

## DRB Plan Review – Comment Response Narrative

(RECEIVED BY KoDA – Date: Fri, April 30th, 2021 at 5:00 PM)

### 2. ARCHITECTURAL PRESENTATION

- a) In general, drawing line weights are too light and difficult to read at times.

**Response: Noted. The drawing line weights have been revised.**

- b) Elevations – dimension building volumes.

**Response: The building volumes have been dimensioned. Please refer to sheet Z-200 – 203.**

- c) Plumbing and outdoor counters on rooftop are not allowable height encroachments, ie. rooftop kitchen.

**Response:** There is no plumbing or outdoor counters proposed on rooftop. Please refer to sheet Z-103.

- d) Screen on second floor rear balcony is enclosing the balcony and needs to be substantially open, or it counts in unit size and lot coverage.

**Response:** The second floor rear balcony is now shown counting towards unit size and lot coverage. Please refer to sheets Z-009 and Z-010.

- e) Second Floor Plan - dimension the arch. elements in the NW of site that are encroaching into the rear yard.

**Response:** The architectural screen encroaching into the rear yard is now dimensioned. Please refer to sheet Z-102.

- f) Second Floor Plan - dimension the arch. screen at west side encroaching into the side yard.

**Response:** The architectural screen encroaching into the side yard is now dimensioned. Please refer to sheet Z-102.

- g) Roof Plan – dimension NW corner of roof that is encroaching into rear yard.

**Response:** The NW corner of the roof has been revised and no longer encroaches into the rear yard. Refer to sheet Z-103.

- h) Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

**Response:** Noted. The title and DRB File No. are shown as requested.

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

**Response:** Noted.

#### 4. ZONING COMMENTS

- a) Solar panels shall not exceed 5' in height from top of roof, refer to Sec. 142-105

**Response:** Noted. Please refer to note on sheet Z-103.

### Planning Landscape Review – Comment Response Narrative

(RECEIVED BY KoDA – Date: Fri, April 30th, 2021 at 5:00 PM)

1. Refer to Chapter 126 for the minimum landscape requirements.

**Response:** Noted. Landscape requirements per chapter 126 have been implemented.

2. Revise the landscape plans and CMB landscape legend form (required column) as follows:

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- a. 20,703 s.f. lot requires a minimum of 20 lot trees. Significant existing trees to remain and replacement trees are credited. 2 street trees are ok.

**Response:** The landscape legend has been revised. Please refer to sheet L400 for reference.

- b. 22 total trees minimum x 12 = 264 shrubs required minimum and 27 large shrubs required minimum.

**Response:** The landscape legend has been revised. Please refer to sheet L400 for reference.

#### ADDITIONAL CHANGES/UPDATES SINCE LAST SUBMISSION:

1. The FFE has been updated to 9.00' NGVD (at the staff bedroom) and the top of roof slab has been updated accordingly as to not exceed the maximum allowable height. The main house elevation will remain at 10.00' NGVD. See sheet Z-200 – 203 and Z-300-302.
2. The pool design has been updated. See sheet Z-100.
3. The dock design has been updated. See sheet Z-100.
4. The renderings have been updated. See sheets Z-510- 510.3.

**-END-**