

May 10th, 2021

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 (DRB21-0678) – Response to Staff Final Submittal Review Comments Dated April 30th, 2021

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated June 28th, 2019 for Application DRB21-0678 in connection with approval of a two-story single family residence located at 4534 Sheridan Avenue, Miami Beach. The Applicants responses to the comments are as follows:

1. DRB Zoning Review

DRB Zoning Review - Fail Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: Comments issued on April 30th.

1. Survey Shall be updated to indicate lot area

Response: Please see revised original signed and seal survey which now indicates lot area.

2. Revise zoning Information to indicate flood elevation at 8.0' (minimum for the City of Miami Beach)

Response: Please see revised sheet A-0.0 which now indicates flood elevation at 8.0' N.G.V.D

3. Missing lot coverage calculations and diagrams. Note that portions of roof overhangs and covered terrace exceeding 5'-0" from building walls shall be counted in lot coverage. Area of air-conditioned space at second floor projecting at the front shall count in lot coverage.

Response: Please see new sheet added A-2.0 which shows lot coverage calculations.

4. Indicate Lot depth as the average of the 2 sides lines and revised rear setback.

Response: Please see revised sheet A-0.0 which now shows lot depth as the average of the 2 sides.

5. Indicate height of accessory building. Maximum height is 12'-0" from BFE+1 foot (9.0' NGVD) to the top of any element.

Response: Please see revised sheet A-1.0 which shows accessory building height at 15.00' N.G.V.D. In addition, elevation sheet A-4.0, A-4.1, A-4.2, and A-4.3 now show elevation mark for accessory building.

6. The maximum elevation of the pool is 6.86' (maximum elevation in the rear yard). The proposed pool shall be lower in height or request variance.

Response: Please see revised sheet A-1.0, A-1.1 which now shows the pool water surface was revised to be at 6.86' N.G.V.D. In addition, Renderings and elevations has been revised accordingly.

2. DRB Plan Review

DRB Plan Review - Fernanda Sotelo Ph: email:
FernandaSotelo@miamibeachfl.gov

Comments: Comments issued on April 30th.

1. Application completeness

Response: Application DRB number has been added.

2. Architectural representation

a. A1.0 - Site plan - 2nd story setback is 40' since proposing a one-story structure at 20'; show setback as dashed line.

Response: Please see revised sheet A-1.0 which has been revised to now show 2nd story setback at 40'-0"

b. Site plan - refer to pool setbacks, deck and water, section 142-106(b) include required pool setbacks.

Response: Please see revised sheet A-1.0 which has been revised to include pool setbacks

c. Bath Pool - confirm/building department that it can be located below flood. Elevation. Also show its elevation of first floor must comply with min. yard requirements.

Response: Please see Revised sheet A-1.0 and A-1.1 in which note was added that indicates bath pool will be located below flood; it will have an isolated plumbing and valves in order to comply with

building department. Bath pool will be at 7.00' N.G.V.D.

d. Driveway paving must be setback at 4' from interior property line; show compliance.

Response Please see revised sheet A-1.1 which now shows driveway paving at 4' from property line

e. First floor plan - removed interior dimensions; dimension building volume.

Response: Please see revised sheet A1.1, Interior dimensions has now been removed and building volume dimension was added.

f. Second floor plan - include overall building dimensions

Response: Please see revised sheet A1.2; Overall dimensions has been added.

g. A2.3 - Front Yard open space to be calculated at 30' setback, Revise.

Response: Please see revised sheet A-2.3; Front yard open space is now being calculated from the 30' setback line.

h. Elevations - Show building volume dimensions, provide an overall dimension from DFE / FFE to top of roof to show height. Dimension roof curb from top of roof; accessory building height.

Response: Please see revised elevation sheets which now all show dimensions from FFE to top of roof height. Accessory building height is 8'-6". Top of accessory building structure is 15.00' N.G.V.D

i. North Elevation - the slatted cladding at front balcony lends the two story elevation to being greater and in turn triggers a waiver. Keep balcony open on side or ask for waiver.

Response: North Elevation slatted cladding has been revised to keep the balcony open on side.

j. Yard section, side yards - refer to section 142-105(b)(8) exterior building and lot standards. Also provide height of fence per section 142-106(b)7. fences, Walls and gates.

Response: Please see all elevations and sections in which shows Building height of fence to be 4'-6"

k. Recommended rendered elevations along with line elevations. For better clarity of proposed design.

Response: As per recommendation, Rendered elevations are now

being provided.

l. missing lot coverage diagram

Response: Please see added sheet A2.0, lot coverage diagram is now being provided.

m. Add "Final Submittal" and DRB file No. to front cover tile for heightened clarity.

Response: Please see revised Cover sheet