

August 30, 2021

City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**RE: PB21-0464 - Responses to Staff Comments**  
**291 Palm Avenue**  
**Miami Beach, FL, 33139-5141**

Dear Plans reviewer,

Responses to the Planning Department Review comments are listed in RED. Please contact Matt Amster or Ethan Royal if there are further questions related to this submission.

**PLANNING DEPARTMENT REVIEW**

Entered 08/20/2020- Alejandro Garavito

1. Surveys: Check list item # 10 and 11b, 47b: All original Surveys should be signed and sealed. Each survey must show the LOT AREA and the information provided should coordinate with zoning data, LOI, plans and documents submitted.

RESPONSE: Surveys are provided for the new Lots. All data has been coordinated with the design drawings.

2. Application: provide exhibit A - Complete legal description as part of the application.

RESPONSE: Complete legal description provided.

3. Provide a zoning data for the existing conditions. (existing house).

RESPONSE: Zoning Data is provided for the existing house on sheet A-013.



4. Zoning Data lot A: provide grade value per section 114.

RESPONSE: The grade value is listed on the Zoning Data chart on sheet A-011A and A-011B

5. Zoning Data lot A: maximum lot coverage SF and %: is 25% not 30% correct and provide area. maximum unit size SF and %: is 40% not 50% correct and provide area (new plat lines and there is a pre-1942 to be demolished).

RESPONSE: See revised Zoning Data chart on sheet A-011A and A-011B

6. Provide proposed second floor unit size SF:

See revised Zoning Data chart on sheet A-011A and A-011B

7. Where is the mechanical equipment location for the proposed houses? it shall comply with the LDRs.

RESPONSE: Mechanical equipment will be located on the roof and screened by a 3'-6" parapet wall. See revised sheet A-104A and A-103B roof plans for location.

8. Provide driveway dimension on A-101A

RESPONSE: Driveway dimension provided on sheet A-101A

9. Front yard calculations and diagrams (pervious/impervious areas for both lots A-B should be provided) Section 142-106 (a)(1)(d)

RESPONSE: See sheet A-014A for Lot A and new sheet A-014B for Lot B pervious / impervious open space calculations

10. Provide Side Yard facing the street open space calculation and diagrams for lot A. Section 142-106 (a)(2)(b).

RESPONSE: See new sheet A-014A for Lot A street Side Yard pervious / impervious open space calculations



11. LOT A: unit size: existing garage area will count towards the unit size, this is not a garage under this proposal, label the use of this space and count towards unit size. Revise calculations.

RESPONSE: The portion of the Pre-1942 structure that is being preserved on Lot A will be modified to serve as a formal entrance stair to the first habitable floor of the proposed residence. Per section 142-105(b)(4)b.1., Uncovered steps are not counted towards unit size. The remainder of the existing structure will be converted to a pool cabana and has been included in the Unit Size calculation. See revised sheet A-012A.

12. All understory areas shall comply with 142-105(b)(4)(d).

RESPONSE: For reference the requirements of 142-105(b)(4)(d) are listed below and compliance with the Understory requirements are identified in each section.

1.Understory area(s) shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage. Such areas shall be designed and maintained to be free of obstructions and shall not be enclosed and/or air-conditioned at any time, with the exception of limited access areas to the first habitable floor. However, understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent on each side.

RESPONSE: The understory areas are screened with an open lattice. There is a storage area that will be enclosed by non-supporting breakaway walls. The existing pre-1942 home also encloses a portion of the north understory side. See updated diagrams on sheet A-012A for details. Variance required.



2.All unenclosed, non-air-conditioned areas located directly below the first habitable floor shall not count in the unit size calculations.

RESPONSE: These Understory areas have not been included in the Unit Size calculations.

3. Understory building access. Enclosed, air-conditioned elevator and stair vestibules, for access to the first habitable level of the home, shall be permitted under the first habitable floor and shall be located as close to the center of the floor plan as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. The total area of enclosed and air-conditioned building access shall be limited to no greater than five percent of the lot area. All air-conditioned floor space located directly below the first habitable floor shall count in the total unit size calculations.

RESPONSE: The elevator shaft is located as close to the center of the floor plan as possible. It is inset from the exterior wall of the habitable floor above and has been screened and detailed to appear distinct and separate from the upper floors so as not to appear as a vertical extension of the building facade.

4. Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.

RESPONSE: The enclosed, non-air conditioned storage area is under 600sf and is not included in the Unit Size calculations.

5. All parking, including required parking, shall be provided within the understory area, and shall be clearly



delineated by a different surface finish or bollards. No parking or vehicle storage shall be permitted within a required yard, unless approved by the DRB or HPB, in accordance with the applicable design review or certificate of appropriateness criteria.

RESPONSE: Two parking spaces have been provided in the understory area and are identified by wheel stops on Sheet A-101A.

6. The maximum width of all driveways at the property line shall not exceed 30 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width.

RESPONSE: The original 10' driveway width into the property has been preserved and is dimensioned on sheet A-101A

7. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

RESPONSE: Refer to sheet A-014A for impervious / pervious open space diagrams and calculations. Refer to the landscape drawings for material selections for exterior walkways and driveways. Variance required.

8. A continuous soffit shall be lowered a minimum of two feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s).



RESPONSE: A continuous 2' dropped soffit (beam) is provided around the perimeter of the habitable story above the understory. See elevation sheets A-201A and A-202A for details.

9. Understory ground elevation. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in [chapter 54](#), of the city Code. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area.

RESPONSE: The Understory ground elevation has been established based on the site relationship and utilization of the existing structure. The existing finished floor elevation of the existing structure is set at 3.82' N.G.V.D. A transition differential between the existing structure and the Understory ground elevation of 4.5' N.G.V.D. is approximately 8".

10. Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. The front and side understory edge shall be designed to accommodate on-site water capture from adjacent surfaces and expanded landscaping opportunities from the side yards.

RESPONSE: The 5' buffer area beneath the Understory edge has been intensively landscaped to enhance visual screening and provide further pervious zones for on-site water capture. Refer to L-702 for the Understory planting plan.



13. Provide non-rendered elevations (black ink only).

RESPONSE: See updated elevations on sheets A-201A and A-202A for Lot A and sheets A-201B and A-202B for Lot B.

14. Provide on all elevations and sections a dimension from BFE+5, to the proposed maximum height. for lot A and BFE+1 to max. height on lot B.

RESPONSE: See revised elevation and sections sheets for proposed height dimensions adjusted from B.F.E. + Freeboard

15. LOI and zoning data: list all variances/waivers that are going to be requested for lot A and B separately. Provide required, provided and deficiency values.

RESPONSE: Provided. Refer to Zoning charts on sheet A-011A and A-011B for further information.

16. Provide a narrative response to each of these comments.

RESPONSE: Provided.

**PLANNING LANDSCAPE REVIEW**

RESPONSE: Refer to Landscape comment response sheet provided herein.

END.

Sincerely



Ethan Royal

R&B

Digitally  
signed by  
Ethan Royal  
Date:  
2021.08.28  
22:19:16  
-04'00'

R&B