

2 August. 2021

NARRATIVE

8 Farrey Lane

DATE: 08.02.2021

LOCATION:

8 Farrey Lane Miami Beach Fl 33139

NOTES:

DRB _response to First Submittal Zoning Comments

DRB Plan Review

1. APPLICATION COMPLETENESS
 - a. Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover
[Answer: Construction cost evaluation has been added to the CSS system and to the LOI](#)
2. ARCHITECTURAL REPRESENTATION
 - a. Use CMB Zoning Data Sheet
[Answer: Data Sheet has been included](#)
 - b. Dimension on second and third floor plans the extent that trellis encroaches into required rear yard.
[Answer: Dimensions have been added as requested](#)
 - c. A2.4 – include front site design (parking etc.) in the plan
[Answer: front design has been added to A2.4 sheet](#)
 - d. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.
[Answer: Notes as requested have been added](#)
3. ZONING COMMENTS
 - a. Refer to Irina Villegas zoning comments.
[Answer: See below for responses to zoning comments](#)

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Zoning

1. Revise survey. Lot area must be indicated in survey. Note that the elevation of the crown of the road as 2.0' NAVD is not consistent with the previous elevation noted on the survey submitted under the first approval in 2017. The elevation noted in the 2017 survey indicated the crown of the road as 3.7' NGVD. As such, the maximum elevations in required yards and for allowable projections shall be recalculated or the survey shall be revised. As proposed grade is 3.56' NGVD, Minimum yard elevation is 6.56' NGVD, maximum yard elevation in front and interior sides is future adjusted grade = 7.63' NGVD, maximum yard elevation in the rear yard is 10.0' NGVD, maximum elevation for projections is 8.56' NGVD.

Answer: Existing crown of road is 2.00 NAVD /3.56 ngvd. – previous surveys under previous approval was showing future crown of road. As per discussions with Zoning Department the proposed drawings under this DRB submittal have to reflect existing crown of road. Yard elevations proposed reflect the minimum required yard of 6.56 ngvd.

2. A variance from the sum of the side setbacks is required.
Answer: per email correspondence with Michael Belush this variance is not required

3. As part of the variance requested, the new side yard on the east side is 3'-6", therefore, the stairs on the east side are not located in the new side yard of 3'-6". As such a variance for the stair on the east side yard is not required. Only the stair on the west side will be subject to the maximum elevation for projections.

Answer: OK. Variance diagram has been updated to reflect this

4. Note that portions of the rear deck encroaching into the side yard on the west side require 2 additional variances. One variance to exceed the maximum elevation of 7.63' NGVD in the side yard and a variance from the required 7'-6" setback for a deck.

Answer: OK. Variance diagram has been updated to reflect this

5. Portions of the walkway/deck outside property lines in the rear and part of the dock area shall be setback 7'-6" on both sides.

Answer: deck areas noted have been cut back to meet the 7'-6" setback. Walkway has been cut back to only extend the accepted 44" over the setback to allow for pedestrian connection to the deck.

6. Rear setback required is 8'-2", based on the average of the two property lines and the length at center. Revise rear setback.

Answer: Rear setback has been updated and reflected in all plans and zoning data

7. Maximum projection into the rear setback is 2'-0". Trellis in the rear yard exceed maximum 25% encroachment.

Answer: Trellis remains as proposed and a variance is being requested.

8. Missing roof plan.

Answer: Roof Plan has been added to the set – Refer to A-2.8

9. The portion of the pocket door structure for the terrace door at 3rd floor must be included in the FAR. FAR is measured to the exterior structure of the building

Answer: FAR has been updated per note above

Planning Landscape:

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

Answer: Landscape requirements are now revised per chapter 126. Refer to provided landscape narrative (attached to each drawing set), planting plan and plant list (sheet L3.0).

2. Landscape plans shall be prepared by, and bear the seal of, a landscape architect licensed to practice in Florida.

Answer: Landscape sheets were prepared, signed and sealed by a Florida-registered landscape architect. Refer to seal and signature on drawing set.

3. 56 l.f. of street frontage requires 3 street trees that may be planted within 7'-0" of the front property line. Revise the plans accordingly.

Answer: Three (3) Pigeon Plum Tress (*Coccoloba diversifolia*) have been provided as street trees. These trees specifications are: 14' Ht, 6' Spr, 4" Dbh, 4' Ct. Refer to planting plan and plant list (sheet L3.0).



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