

THE WEBER STUDIO
ARCHITECTURE

September 7, 2021

RE: DRB21-0731 – Response to Staff Comments

PROJECT: 5262 La Gorce Drive
Miami Beach, Florida 33140

Please see the narrative response to each discipline's comments regarding DRB21-073.

DRB Zoning Review

1. Revise project address in letter of intent. Project address is 5262 La Gorce Drive.
 - a. **Please see corrected address on revised Letter of Intent.**
2. Letter of intent shall explain how the variances requested satisfy the practical difficulties criteria listed on section 118-353(d).
 - a. **Please revised Letter of Intent.**
3. Survey shall be updated to not older than 6 months from the application date.
 - a. **Please see updated date on revised Survey.**
4. Revise survey to indicate elevation of the sidewalk at the center/front of the property.
 - a. **Please see additional elevations on revised Survey.**
5. Indicate street side setback to the pool deck.
 - a. **Please see pool deck street side setback on revised sheet A1.1.**
6. Revise open space diagrams to clearly show calculations on each yard. Front yard is measured from side property line to side property line and 30'-0" setback, including the street side yard. Street side yard is measured to the rear and front property lines including portions in the front and rear yards. Rear yard is measured from Side to Side property lines. The areas base of the calculations shall overlap the adjacent yards. Provide a more detailed open space diagrams showing the area and the calculations for each yard separately. As the proposed front setback is 30'-0", the open space at the front is measured up to 30'-0". 7. The pool and pool deck exceed the maximum elevation allowed in the rear yard. The final maximum elevation will be determined once grade elevation is noted in the survey. However, based on the grade elevation of 4.5' NGVD noted on plans, the maximum elevation of the pool and pool deck in the rear yard is 7.0' NGVD.
 - a. **Please see updated open space diagrams on revised sheet A1.2.**
7. Indicate all setbacks on first floor, second floor and roof plans.
 - a. **Please see setbacks on revised sheets A3.1, A3.2, & A3.3.**
8. Show setback lines on elevation drawings.
 - a. **Please see setback lines on revised sheets A4.1 & A4.2.**
9. Site plan and floor plans shall be dimensioned on the exterior.
 - a. **Please see exterior dimensions on revised sheets A2.1, A3.1, A3.2, & A3.3.**
10. Provide an elevation detail of the mechanical equipment. Indicate height from grade elevation and height from BFE. Staff would recommend screening of the mechanical equipment. Clearly indicate the height of any pool heater if located in the proposed location.
 - a. **Please see mechanical equipment detail sections on new sheet A5.4.**

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11. Provide overall dimensions of two-story side elevations. Provide dimensions and calculations showing that the 2nd floor street façade complies with a minimum 50% setback additional 5'-0" from the setback line, as the project exceeds 25% lot coverage.
 - a. **Please see dimensions for elevations on revised sheets A4.1 & A4.2.**

DRB Plan Review

1. In General, increase all plan scales.
 - a. **Please see increased scale for plans on revised sheets as required.**
2. Increase line thickness of setbacks on setback diagram.
 - a. **Please see increased setback thickness on revised sheet A1.1.**
3. Site Plan – dimension driveway entrance, increase line thickness a bit of setbacks, dimension mechanical equipment pads from property line, dimension pool deck and water from setbacks
 - a. **Please see driveway dimensions, mechanical equipment pad setbacks, and pool deck & water setbacks on revised sheet A2.1.**
4. Roof Plan, include setbacks
 - a. **Please see setbacks on revised sheet A3.3.**
5. Waiver 2-story elevation of south side
 - a. **Please see sheet A2.2 & A4.2.**
6. Include in all floor plans – dimension overall building volumes
 - a. **Please see exterior dimensions on revised sheets A2.1, A3.1, A3.2, & A3.3.**
7. Include in all elevations - dimension overall building volumes
 - a. **Please see exterior dimensions on revised sheets A4.1 & A4.2.**
8. LOI variances: Variance for lot coverage, front setback, mechanical equipment setback, and driveway setback – see comments from Irina for additional zoning
 - a. **Please see variance & waiver diagram on sheet A2.2.**
9. Provide equipment screening
 - a. **Please see equipment area detail section on sheet A5.4.**
10. All mechanical and pool equipment shall comply with Section 142-106(b)
 - a. **Noted, please see equipment area detail section on sheet A5.4.**
11. Missing material board sheet
 - a. **Please see new sheet A4.3.**
12. Missing yard section diagrams
 - a. **Please see new sheets A5.2 & A5.3.**
13. Missing renderings
 - a. **Please see new sheet A4.4.**
14. Missing waiver diagram
 - a. **Please see variance & waiver diagram on sheet A2.2.**
15. Missing variance diagrams
 - a. **Please see variance & waiver diagram on sheet A2.2.**

DRB Landscape Review

1. Refer to the Chapter 46 Tree preservation ordinance for the tree protection and tree replacement requirements.
 - a. **Please see notes on sheet A2.1.**
2. Refer to the Chapter 126 Landscape ordinance for minimum landscape requirements and plans required.
 - a. **Please see notes on sheet A2.1.**
3. Provide a tree survey with the common names of existing trees and palms with sizes information for each (height, spread, diameter of trunk) prepared by a Professional Land Surveyor.
 - a. **Please see notes on sheet A2.1.**

If you have any questions do not hesitate to contact our office.

Sincerely,

Thomas Weber, Architect
The Weber Studio, LLC