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November 08, 2021

Michael Belush, Chief of Planning & Zoning
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB 21-0686

PARCEL: 02-3227-006-0410

Response to Design Review Board Meeting held on October 20th, 2021, for DRB21-0686

Dear City of Miami Beach Design Review Board,

The Applicants and Design Team are appreciative of the feedback received during the October 20th, 2021 Design Review Board meeting. Please find below a narrative of how we have considered and directly addressed the Planning Department and Board member's comments.

VARIANCES

Variance #1 Lot Coverage

A variance to exceed by 1% (130 SF) the maximum allowed lot coverage of 30% (3,120 SF) for a two-story single family home property to construct a new two-story residence with a lot coverage of 31 % (3,250 SF)

Staff recommended that with minor modifications to the design, the lot coverage could be reduced to comply with the Code. Staff was not supportive of the variance for lot coverage recommended a continuance of the application to a future date to allow the architect to consider other design options.

Response:

The Design Team agreed with staff's recommendation and withdrew the variance request to exceed the permitted lot coverage prior to final submittal.

Variance #2 Unit Size

A variance to exceed by 1 % (92 SF) the maximum allowed unit size of 50% (5,200 SF) for a two-story home to construct a new two-story residence with a unit size of 51% (5,292 SF).

Staff recommended that the proposed size of the home be reduced to comply with the Code. Staff did not support the variance for unit size and recommended a continuance of the application to a future date to allow the architect to consider other design options

Response:

The Applicant and Design Team understand and agree with Staff and the Board's recommendation to more closely comply with the maximum allowed unit size. Therefore, the scope of the variance request has been substantially reduced. By reducing the length of the front entrance, the total unit size is 5,204 SF, which more closely complies with the Code and does not substantially add to the massing of the home without sacrificing the client needs for accessibility.

Variance #3

A variance to exceed by 1.94' the maximum elevation allowed of 6.56' NGVD within the interior side and rear yards in order to construct the south side and rear yards at 8.5' NGVD for a new single-family home.

Staff recommended that the architect explore other options and eliminate the requested variance.

Response:

The variance was requested to make the approach from the interior to the exterior of the house accessible without the need for steps. The Applicant and Design Team understand and agree with Staff and the Board's recommendation to comply with the maximum allowed yard elevations. The design has been modified to eliminate this variance by adjusting the yard elevation as allowed by Code. Stairs have been added to travel from the rear yard deck at 8.50' NGVD to maximum yard elevation 6.56' NGVD. The pool width has also been reduced from 7'-0" to 6'-0" to allow extra yard space to accommodate the added stairs.

Design

1. The Board recommended refinement of the front gate and pedestrian entrance.

Response:

In direct response, the Applicant and Design Team have modified the solid gates to a horizontal vertical design with openings to allow for the flow of light and soften the front façade. The height of the gates has also been reduced from gates from 6'-10" to 6'-0".

2. Staff recommended refinement of the north elevation, which is clad in floor-to-ceiling glazing, to mitigate any potential negative impact on the adjacent property.

Response:

The Applicant and Design Team understand staff's concern for the abutting neighbor. However, natural light is an extremely important element of the design to the Applicant and landscaping can resolve any privacy concerns. Therefore, the landscape design has been modified by adding three layers of various landscape for greater degree of privacy and will mitigate any concerns.

NEUVIO Architects will fully commit to comply with the draft order, as prepared by Staff. At permitting, the Construction Documents for this project will address and include the following:

- 1. Specific pavement material for the driveway, the garage deck, and ramps as High Albedo pervious concrete with high porosity that allows water from precipitation and other sources to pass directly through, thereby reducing the runoff.**
- 2. A recycling plan as part of the submittal for a demolition permit to the building department.**
- 3. A water retention system.**
- 4. A lighting plan. The lighting design will comply with safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties.**

If you have any questions or comments regarding the application, please give me a call at (786) 201-0351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Janie Coka'.

Janie Coka, IIDA
Principal
Neuvio Architects