

**Municipality – MIAMI BEACH**

Process Number: DRB22-0809  
Planning Department CSS & Paper Final Submittal  
April 18, 2022

Review Type: **Response to DRB First Submittal Comments**

**CASA GRUBEA**

1339 14<sup>th</sup> TERRACE  
MIAMI, FL 33139  
SINGLE FAMILY RESIDENCE

**DESIGN REVIEW BOARD –**

Please accept this written narrative describing the drawing changes requested in the First Submittal Comments from Staff dated April 18, 2022.

1. APPLICATION COMPLETENESS
2. ARCHITECTURAL REPRESENTATION
  - a. Increase the font size of the dimension strings to improve legibility  
Response: Font sizes have been increased on all applicable dimension strings to improve legibility.
  - b. Final submittal drawings need to be DATED, SIGNED AND SEALED.  
Response: One (1) original dated, signed and sealed set of all required documents will be provided along with 14 additional sets as required by the Board Application Checklist Final Submittal (CAP & PAPER).
3. ZONING COMMENTS
  - a. Provide the height of the building as measured from BFE +5 to the top of the roof deck.  
Response: The height of the building has been dimensioned from BFE +5 to the top of the roof deck on all applicable building elevations and sections. See Elevation drawings A—113 and A-114.
  - b. Project does not comply with the required setbacks, while parking has a minimum side setback of 5'-0", any structural component, including columns (even at the ground level), and walls, must comply with the minimum side setbacks of 7'-6". Revise plans to comply. Setback variances would not be supported by staff.  
Response: All building structural components, including columns and walls, are setback compliant, located out of the 7'-6" side setbacks. The three walls in the 7'-6" side setback around the Trash Enclosure are low site walls.
  - c. Storage area at the ground level counts as FAR.  
Response: The Storage area at the ground level has been added to the FAR calculations on A-105.
  - d. A minimum dimension of 12'-0" is required from BFE +1 to the underside of the first habitable floor slab, for the ground floor. This can be reduced to 10'-0" with a waiver request. Please review and revise accordingly. If the minimum of 10'-0" cannot be provide, then a variance could be requested. See Sec. 142-155(a)(3)f. for this requirement as well as additional requirements.  
Response: The underside of the first habitable floor slab has been modified to be 10'-0" above BFE +1 on all applicable drawings. A waiver request down from 12'-0" above BFE +1 to 10'-0" above BFE +1 has been added to the Letter of Intent.
  - e. Paved areas must consist of permeable paving. For areas outside of the building envelope, permeable paving, including for drives and walks, does not count towards lot coverage. Revise lot coverage calculations.  
Response: A note has been added to the paved areas outside the building envelope stating the materials to be permeable paving; refer to A-109. Those paved areas outside the building envelope are not included in lot coverage; refer to A-104.
  - f. Dimension areas at the ground level, including parking.  
Response: Dimensions have been added to the ground level, including parking; refer to A-109.

MATEU

**Municipality – MIAMI BEACH**

Process Number: DRB22-0809

Planning Department CSS & Paper Final Submittal

April 18, 2022

Review Type: **Response to DRB First Submittal Comments**

4. RECOMMENDATIONS

- a. The west and north elevations are rather severe. It is recommended to provide additional design detailing, including changes in plans, increase in overall fenestration, and incorporation of non-stucco finishes. All elevations should be designed with the same level of detail.

*Response: Recommendations were considered and implemented inclusion of additional windows on the west and north elevations, as well as incorporation of an additional green wall feature on the west elevation.*

- b. At the ground level, where possible, include landscape elements under the building along the perimeter.

*Response: Recommendations will be considered and options will be discussed with Staff by Architect.*

- c. Extend architectural screening from the bottom of the first habitable slab down to an elevation of 7'-6" above the finished floor of the garage, in order to screen the parking from neighboring properties. Also provide a 7 foot tall wall along the sides and rear of the property to also screen the parking.

*Response: Recommendations will be considered and options will be discussed with Staff by Architect.*

End of Document

MATEU