

August 8th, 2022

VIA HAND DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Application to Design Review Board (DRB22-0821) – Response to Staff Final Report Comments Dated July 29th, 2022

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated July 29th, 2022 for Application DRB22-0821. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB22-0821 3026 N Bay Road

An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, to replace an existing pre-1942 residence.

1. ARCHITECTUAL REPRESENTATION

a. The survey provided shall be stamped and sealed by a licensed surveyor and include the lot area

The surveyor has updated the survey providing the lot area. Refer to sheet EX-1.2

b. Provide a contextual election line drawing from corner to corner, across the street, and surrounding properties.

Contextual line drawings of east and west streetscapes provided. Refer to sheet EX-2.15

c. Provide Cost Estimate in LOI or under separate cover.

Estimate for the cost of construction, provided by the builder, included in the LOI.

d. Add 'FINAL SUBMITTAL' and DRB file number to front cover for heightened clarity.

FINAL SUBMITTAL and DRB file number have been added to the front cover

e. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Final submittal drawings have been dated, signed and sealed accordingly.

3. DESIGN RECOMMENDATIONS

a. The planter lime stucco finish shall consist of a darker color surface to create more contrast and visual interest. Additionally, more fenestration should be incorporated to the ground level of the north elevation.

The architect strongly believes that the selected color and textural finish is complimentary without overpowering the material palette. An additional window has been added to the first floor north elevation at the kitchen area per recommendation.

4. ZONING COMMENTS

a. The dimensions of the covered terrace shall be noted in the floor plans for further review.

Dimensions added to covered terrace overhangs on the floor plans, and all projections beyond 5' are clearly identified in the lot coverage diagrams. Refer to floor plans and sheet A-2.0.

b. The total area on enclosed and air-conditioned building access shall be limited to no greater than five percent of the lot area. Provide the dimensions of the storage, elevator, and understory foyer in the understory plan.

Dimensions provided in all understory areas as directed.

c. All air-conditioned floor space located directly below the first habitable floor shall count in the total unit size calculations. Please clarify if the understory foyer, north storage area, and elevator are included in the unit size calculation for the understory level.

The unit size diagram has been revised to clearly identify areas for each program type within the understory. The math is also shown in the diagram's area tabulations. Please refer to sheet A-2.1

d. 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 600sf. Any portion of such enclosed parking and storage area exceeding 600sf shall count in the unit size calculation. Please revise calculation to exclude these areas.

Garage area (under 600sf) has been excluded from the unit size calculation. Refer to sheet A-2.1.

e. Identify the structure that is located north of the elevated entry garden terrace. Is this movable furniture that is open to the sky?

Correct, it is furniture and the garden terrace is open to the sky.

f. The elevation of the required side yard shall comply with the minimum yard requirement of 6.56 NGVD.

The minimum yard requirement is met at the front setback and rear yard. These areas transition down to the side yards, set at future crown of road (5.25 NGVD), to allow for driveways and a reasonable transition to the understory and for stormwater management per Sec142-105(b)(8)b1.

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g. Provide the setback from the rear property line to the exterior face of an infinity edge pool catch basin.

Setback dimension provided in the floor plans.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

Respectfully Submitted,

Robert Moehring
Principal
Architect, Landscape Architect, LEED AP