



Architecture • Interior Design • Planning

August 08, 2022

DRB22- 0841 – 8 CENTURY LANE, MIAMI BEACH, FL 33139

NARRATIVE IN RESPONSE TO DRB FIRST SUBMITTAL COMMENTS

1. APPLICATION COMPLETENESS

- a. Copy of original Building Permit Card, & Microfilm.

[Response: Documents have been included.](#)

- b. Vacant / Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.

[Response: The existing house is the owners' current residence.](#)

- c. Provide a contextual elevation line drawing, showing this proposed design as viewed from the street, in relationship to adjacent properties.

[Response: Requested elevation has been added to the set of plans. A-08 Contextual Elevation](#)

2. ARCHITECTURAL REPRESENTATION

- a. Provide Cost Estimate in LOI or under separate cover

[Response: The existing house is the owners' current residence.](#)

- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

[Response: NOTED.](#)

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

[Response: NOTED.](#)

3. DESIGN RECOMMENDATIONS

- a. Recommend providing a landscaped buffer along the southeastern property line.

[Response: Please refer to Landscape architect's response.](#)

- b. Recommend against asking for a height waiver to 55 feet. You can measure the height to the top of the outdoor kitchen counter on the roof level. Above that are allowable height exceptions (if you remove the closet). Otherwise the height is measured as shown.

[Response: NOTED. As discussed with Mr. Michael Belush and according to MB Code of ordinances RM-1 Sec. 142- 155 \(b\) shows maximum height allowed 55'](#)

8 Century - Narrative

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4. ZONING COMMENTS

- a. The D-5 line is not a CMB zoning regulation that requires a variance. The same applies for the dock area. [Response: NOTED.](#)

- b. The dock also would require a side setback variance. A continuous 7'6" is not provided on the south side. A walkway and ramp within the side yard connecting to the pool deck does not require a variance, but the pool deck is expanded beyond what is necessary for access, so this is a variance for the setback requirements for a pool deck. Recommend complying with the min requirements on either side. (Reduce the extent of the ramp connecting to the deck to no more than five (5') feet to avoid a variance.
[Response: Refer to updated Plans.](#)

5. LANDSCAPE COMMENTS:

- a. See comments in CSS
[Response: NOTED.](#)