

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 (DRB22-0859) – 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 DRB22-0859. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB22-0859 4-5-6 STAR ISLAND DRIVE

An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, including a variance to exceed the maximum height allowed for an elevator bulkhead and the maximum fence height allowed, including one or more waivers, to replace an existing pre-1942 residence.

2. ARCHITECTURAL PRESENTATION

a. Include a separate diagram for the waiver request.

Waiver diagram provided. Refer to sheet A-9.0.

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

An estimate of Construction Cost, provided by the builder, has been added into the LOI.

c. Revise LOI- Applicant IS requesting one waiver for this application.

Please refer to revised LOI.

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

'FINAL SUBMITTAL' and DRB file number has been added to front cover.

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

Final submittal drawings, architecture and landscape, have been dated, and signed and sealed.

4. ZONING COMMENTS

a. Please clarify if the terrace on the south side, waterfront outdoor cabana, and lagoon outdoor cabana are covered. If so, portions of the covered structure exceeding five feet shall be included in the lot coverage calculation.

The terrace is partially covered and both the waterfront outdoor cabana and lagoon outdoor cabana are covered as well. Please refer to the lot coverage diagrams to see that the roof overhangs exceeding 5' projection are included in the calculations accordingly. Refer to sheet A-2.0, and A-2.0B.

b. Provide a new simplified page showing the building outline with all levels and balcony projections, lot lines and required and proposed setbacks without all other extraneous information.

Simplified lot coverage overlay diagram provided. Refer to sheet A-2.0C.

c. Provide a legend in the lot coverage diagram that specifies the hatch or color surface for all covered roofs that exceed five feet. The dimensions of the roof overhangs should be displayed in the diagram.

Legends added to all lot coverage diagrams. Refer to sheets A-2.0, A-2.0B, and A-2.0C.

d. Provide the linear footage of the understory for further review of the minimum open space requirement.

Dimensions added to the understory along side elevations, along with notations indicating the 50% opening per side is achieved. Refer to sheets A-1.1 series.

e. Include the dimensions of all enclosed areas within the understory level.

Dimensions provided for all understory enclosed spaces. Refer to sheets A-1.1 series.

f. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscape pervious open space. For purposes of this section, the required front yard shall be the same as the required from setback of the principal structure. Provide dimensions of the driveway within the required yard.

Dimension provided for the driveways. Front yard complies with the ordinance. Refer to the pervious area/open space diagrams on sheet A-2.5.

g. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the material finish of the driveway.

The driveway shall be sand set coralstone pavers. Material added to the Material Palette on sheet A-3.0.

h. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt

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and similar shall be prohibited within the non-air conditioned portions of the understory area. Provide the materials finish of the pavers within the understory level.

The understory paving shall be sand set coralstone pavers. Material added to the Material Palette on sheet A-3.0.

i. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Provide the setback of the roof deck from the exterior outer walls on the roof terrace plan.

The line of the second floor exterior walls has been indicated on the roof terrace plan along with the 10' setbacks front and sides. Dimensions from the 2nd floor exterior walls to the proposed roof terrace provided demonstrating compliance. Refer to sheets A-1.4 series.

j. At least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback. In this case, the 35% of the second floor facade of the guest bedroom shall be setback 45'; from the required front setback line.

Dimensions and calculations provided on the second floor plan indicating compliance. Refer to sheet A-1.3B.

k. Two story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, more than the minimum required side and, directly adjacent to the required side yard. Provide the dimensions of the second floor plan for further review of the two story side yard open space requirement.

Dimensions added to the side elevations of the second floor demonstrating compliance. Refer to sheets A-1.3 series.

l. The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum. As per the survey, the required setback is 60' from the rear property line. Please revise all corresponding sheets and zoning data sheet.

Per the ordinance, 50' is the maximum rear setback. The setback has been kept at 50' and is compliant.

m. Accessory buildings that are not a part of the main building, shall be included in the overall lot coverage calculations for the site and may be constructed in a rear yard, provided such accessory building (or accessory buildings) does not occupy more than 25 percent of the area of the required rear yard. Provide the dimensions fo the accessory structure in the first floor plan.

The accessory structure is included in the lot coverage calculations. Dimensions provided and also notations indicating compliance with the percentage of the rear yard area that the structure occupies. Refer to sheet A-2.1D, and A-2.0 series.

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n. When facing a waterway, the minimum rear setback shall not be less than one-half of the required rear setback. As a result, the accessory structure shall be setback 30' from the rear property line.

The rear setback for the accessory structure retained at 25' which is one half of the 50' rear setback.

o. Driveways shall have a minimum setback of four feet from each side property line.

Dimensions added to plans indicating compliance.

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