

DOMO Architecture + Design

November 7th, 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 (DRB22-0892) – Response to Staff Final Report Comments Dated October 31st, 2022

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated October 31st, 2022 for Application DRB22-0892. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB22-0892 320 W DI LIDO (LOT 14 SOUTH)

An application has been filed requesting Design Review Approval for the construction of a new two-story residence including an understory and one or more waivers to replace an existing residence (Note this lot was created as the result of a lot split application, to split the parcel at 320 W Di Lido Drive, into two individual, buildable lots).

1. APPLICATION COMPLETENESS

No comments

2. ARCHITECTURAL REPRESENTATION

a. The survey provided shall include the grade elevation and lot area for block 2. Grade is defined as the elevation measured from the centerline of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road.

Please refer to sheet EX-1.1, the property survey, which indicates a lot area of 10,980sf for lot 14 (block 2) at the bottom. A notation that lot 15 is not a part of the survey is also indicated. Sidewalk spot elevations provided in the R.O.W. of each subject property as well.

b. Provide a site plan that is fully dimensioned with setbacks, property lines, and includes the adjacent right-of-way.

Please refer to the site plan on sheet A-1.0. Dimensioned setbacks, R.O.W., and general improved graphics have been implemented.

- c. Include demolition plan in the architectural set.

A demolition plan has been provided. Please refer to sheet A-0.1

- d. Please include color renderings of the north and south elevation.

Colored building elevations for North, South, East, and West elevations have been added. Please refer to sheets A-3.4 and A-3.5

- e. The applicant shall submit a context elevation line drawing, corner to corner, across the street and surrounding properties.

A contextual line drawing has been added. Please refer to sheet A-6.1

- f. Provide a required yard section drawing.

Required yard sections have been provided. Please refer to sheets A-5.0 and A-5.1

- g. Include a diagram for the requested waiver.

Please refer to sheet A-6.0 for the requested waiver request diagram

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

'FINAL SUBMITTAL' and the DRB File number have been added to the cover page/index sheet. Refer to sheet CS-0.0

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

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

3. DESIGN RECOMMENDATIONS

No comments

4. ZONING COMMENTS

- a. The total area of enclosed and air-conditioned building access shall be limited to no greater than five percent of the lot area. Provide the dimensions of the elevator and enclosed staircase within the understory for further review.

Please refer to the Understory Unit Size diagram on sheet A-2.2. The Understory lobby (building access) is compliant at 343sf, or 3.12% of the lot area. Dimensions are provided on the diagram for reference.

b. Based on the dimensions of the parking area and walkway, the front yard does not comply with the minimum open space requirement of 70%. Please be aware that all areas of the pavers are counted in the impervious area calculation.

Please refer to sheet A-2.5 for the Open Space diagram for landscaped (open space) areas indicated in green. The front yard open space is compliant at 880.9sf, or 73.4%.

c. 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.

Please refer to sheet A-1.1, the Understory plan. We have added notations to the paving of the driveway, 'stepping stone paver' walkway, and understory paving to indicated 'sand set pavers.

d. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area.

Please refer to sheet A-1.1, the Understory plan. The edge of the understory paving has been set back the additional 5' for compliance. The driveway approaches and walkway are excluded per the regulations as noted above.

e. Any portion of the covered entry terrace that exceeds a projection of five feet shall be included in the lot coverage calculation.

Please refer to sheet A-2.1 for the Lot Coverage overlay diagram. The roof overhangs have been indicated in a green hatch and the 5' projection line from the exterior walls are dimensioned for clarity.

f. Air conditioning and mechanical equipment not to exceed five feet above the main roofline and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.

Please refer to the building elevations on sheets A-3.0 through A-3.5. The roof top mechanical enclosure screen has a dimension added to demonstrate compliance.

g. The site plan should include the yard elevation and shall comply with sec. 142-105(b)(8).

Please refer to sheets A-1.0 (Site plan), and A-1.1 (Understory plan). Required yard spot elevations are provided showing compliance per Sec 142-105(b)(8).

h. The maximum lot coverage for a new two-story home shall not exceed 25 percent of the lot area, or such lesser number, as determined by the planning board.

The maximum lot coverage is to be considered and determined by the Planning Board on November 22nd, 2022.

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i. The maximum unit size shall not exceed 40 percent of the lot area for both one story, and two-story structures, or such less numbers, as determined by the planning board.

The maximum unit size is to be considered and determined by the Planning Board on November 22nd, 2022.

j. The green steps shall not count as pervious area in the rear yard open space calculation.

The turf steps within the rear yard are constructed of sheet steel risers with sodded 'treads' and are fully part of the landscape area.

k. Walkway cannot exceed 44" in width.

Please refer to sheet A-1.1, the Understory plan. We have added dimensions to the stepping stone sand set pavers to indicate compliance with the maximum 44" width.

l. Roof overhangs cannot exceed 25% of the required yard. Please include the projection of the roof in the roof plan.

Roof projections into required yards have been added to the plans and to the yard sections and are in compliance. Refer to sheets A-1.0 through A-1.4, and A-5.0 through A-5.1.

m. Planters, not to exceed four feet in height when measured from the finished floor of the primary structure. Provide the height of the planters located in the rear yard from the top of the structure to the F.F.E.

The planters at the first habitable floor and second floor are inset into the floor assemblies and do not project above the slab elevation.

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