

December 12, 2022

City of Miami Beach Planning Department  
1700 Convention Center Drive, 1<sup>st</sup> Floor  
Miami Beach, FL 33139  
305-673-7550



**Remarks: Zoning – DRB22-0899**

**1. COMMENT**

**APPLICATION COMPLETENESS**

- A. UTILIZE THE CITY STANDARD ZONING DATA SHEET.

**DDG Response:**

Please refer to sheet A-004.

The city standard zoning data sheet has been utilized.

**2. COMMENT**

**ARCHITECTURAL REPRESENTATION**

- A. PROVIDE SECTION MARKS ON PLANS AND REFERENCE PLAN SHEET # ON SECTIONS.  
B. CORRECT BAY WINDOW PROJECTION DIMENSION ON A-108.  
C. THE LETTER OF INTENT MUST INCLUDE THE SEA LEVEL RISE AND RESILIENCY CRITERIA AS PER SEC. 133-50.  
D. INCLUDE THE COST OF ESTIMATE UNDER A SEPARATE COVER OR IN THE LETTER OF INTENT.  
E. ADD "FINAL SUBMITTAL" AND DRB FILE NO. TO FRONT COVER TITLE FOR HEIGHTENED CLARITY.  
F. FINAL SUBMITTAL DRAWINGS NEED TO BE DATED, SIGNED AND SEALED.

**DDG Response:**

Please refer to sheets A-112, A-113, A-122, A-123, A-124, and A-125.

Section marks have been coordinated on the floor plans, section key plan and section titles.

Please refer to sheet A-107.

Bay window projection dimension has been corrected.

Please refer to Letter of Intent.

Sea Level Rise and Resiliency Criteria is now stated in the letter. The cost estimated is also stated in the letter.

Please refer to cover sheet.

The Final Submittal and DRB file number is now written on the cover sheet.

All final submittal drawings are dated, signed and sealed.

**3. COMMENT**

**DESIGN RECOMMENDATIONS**

- A. IT IS RECOMMENDED TO COMPLY WITH THE MAX LENGTH OF 2-STORY SIDE ELEVATIONS AND MINIMUM COURTYARD REQUIREMENTS OR AT A MINIMUM REMOVE THE 2-STORY VOLUMETRIC SPACE AND REPLACE IT WITH A BEDROOM AND REMOVE THE CORRESPONDING BEDROOM FROM THE SECOND FLOOR INTERIOR SIDE YARD, IN ORDER TO BREAK-UP THIS LONG 2-STORY ELEVATION.

**DDG Response:**

Please refer to sheets A-104, A-109, A-134 and 145.

The continuous 2-story interior side elevation has been broken up with the use of moldings, awnings, bay windows, eyebrows, pilasters and recessed areas. The courtyard on the interior side yard provides 96.16% of an unobstructed open area. The 2-story street side elevation is broken up with portions of the building which

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are closer to the street side setback, portions of the building which are far from the street side setback, and portions of the second floor which are stepped back from the first floor below, as well as moldings, awnings, eyebrows and pilasters. 81.25 feet (96%) of the street side elevation is at least 20 feet from the street side property line.

#### 4. COMMENT

##### ZONING COMMENTS

- A. REQUIRED INTERIOR SIDE SETBACK IS WRONG. MIN. IS 10 FEET. VARIANCE REQUIRED IF AT 7.5'. STAFF CAN SUPPORT THIS VARIANCE BASED UPON THE IRREGULAR LOT. UPDATE PLANS AND ZONING DATA SHEET TO REFLECT REQUIRED AND VARIANCE.
- B. THERE IS NO REQUIREMENT THAT THE SECOND FLOOR NOT EXCEED 70% OF THE FIRST FLOOR. THOSE REFERENCED SHEETS NEED TO BE REPLACED WITH A SHEET THAT SHOWS THE 35% OF THE FRONT ELEVATION AT THE SECOND LEVEL IS SETBACK AN ADDITIONAL 5 FEET, AND 50% OF THE STREET SIDE ELEVATION IS SETBACK AN ADDITIONAL 5 FEET.
- C. OFFSET THE FRONT PROPERTY LINE 20 FEET AND PROVIDE THAT LINEAR DIMENSION IN ORDER TO ESTABLISH THE LOT WIDTH.
- D. WAIVER REQUIRED FOR LENGTH OF INTERIOR SIDEYARD ELEVATION IN EXCESS OF 60 FEET.
- E. ALL CHAINLINK FENCE FACING BOTH STREETS MUST BE REMOVED. CHAINLINK FENCE IS NOT PERMITTED FACING A STREET.
- F. A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY LANDSCAPING IN THE RIGHT OF WAY, INCLUDING THE EXISTING HEDGES. STAFF WILL RECOMMEND THAT ALL HEDGING WITHIN THE PUBLIC RIGHT OF WAY (NOT PRIVATELY OWNED PROPERTY) BE REMOVED.

DDG Response:

Please refer to LOI.

The request for an interior side setback variance has been made and Zoning Data Sheet has been revised.

A waiver has been requested for the condition of the interior side yard.

Please refer to Sheet A-109.

Second Floor Variance Diagrams have been removed and a Second Floor Setback Diagram has been depicted to show the 35% and 50% requirements for the front and street side elevations.

Please refer to Sheets A-023, A-024, A-104, A-111, and A-114.

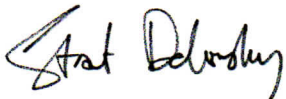
The property line has been offset 20 ft. and the lot width has been provided at that distance.

Please refer to sheet A-111.

No chain-link fencing is proposed facing the street. Aluminum fencing and gates concealed by planting are proposed.

Existing Hedges and fencing will be moved to the property line and will be contained within the private property.

Respectfully,



Stuart M. Debowsky, AIA, LEED AP ®  
Principal, Debowsky Design Group, P.A.