



Making
Human Spaces

2136 NW 8th Ave
Suite 222
Miami 33127
305 200 5251
bbamiami.com
RA 16,278

RESPONSE TO COMMENTS

December 12th, 2022
City of Miami Beach – Planning Department
Plan Number: **HBP22-0543**

To whom it may concern,
This letter is in response to the comments received for the above referenced project.

Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS):	12/12/2022
Notice to proceed issued:	12/19/2022
Agenda finalized & all fees paid by:	12/21/2022
Tentative HBP meeting agenda date:	02/14/2023

Please provide a narrative response to the comments listed below.

1. ZONING

a. Provide average unit size calculation (minimum average of 800 sq. ft.)

Response: The sum of all unit sizes was divided by 24 (total units). Average unit size is 914 SF. Please refer to the enclosed and incorporated herewith, Table of areas.

UNIT AREAS		
NO. OF UNITS	UNIT TYPE	G.S.F PER UNIT
2	STUDIO	552 SF
TOTAL STUDIO UNITS: 2		
9	1 BEDROOM - UNIT A	910 SF
6	1 BEDROOM - UNIT B	910 SF
2	1 BEDROOM - UNIT C	980 SF
2	1 BEDROOM - UNIT D	988 SF
TOTAL 1 BEDROOM UNITS: 19		
3	2 BEDROOM - UNIT A	1,080 SF
TOTAL 2 BEDROOM UNITS: 3		
TOTAL BUILDING UNITS: 24		
SUM OF ALL UNIT SIZES		21,930 SF
TOTAL NO. OF UNITS		24
AVERAGE UNIT SIZE:		914 SF

b. Provide a section detail showing how the third and fourth levels of the north end of the west wing will be cantilevered over the second level outdoor terrace for further review to determine if outdoor terrace area will count as FAR. (Please email to staff prior to final submittal to discuss with the Planning Director).

Response: The third and fourth floors are supported by columns without cantilevers. On the second floor the terrace was eliminated and has only an indoor residential lounge. This lounge is counted towards the total FAR.

2. DEFICIENCIES IN PRESENTATION

a. Provide details of the proposed walls along the north side of the property to shield vehicles from the home to the north.

Response: Proposed walls placed on the north side of the property, are 6' high concrete breezeblocks (Please refer to sheet A403 for details).

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends the architect explore the possible relocation of the northern most end of the west wing to the east wing which would allow for a greater separation of the proposed building from the existing single-family home to the north.

Response: We explored the design of the northern edge of the project. Relocating the northernmost end of the west wing won't work because it creates several units on the expanded east wing that will become interiorized with views either to the parking below or to the neighboring building on the east that is only 20 ft away. These units will be much less desirable.

Instead, we are proposing a large setback to the north more than doubling the minimum code requirement. (Proposed is 25', minimum required is 12'). This allows to create a lush, dense landscaped area with high trees and lower vegetation that will serve as a visual and sound separation. The continuous landscape incorporates seating/lounge areas for residents to be used in passive recreation. The balconies that were facing north towards the neighboring residence on the northwest wing of the building were relocated to the west façade. All these strategies work together to create a buffer between the project and the residence abutting the north side.