

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

Miami Beach BRB NARRATIVE

(Bacchi Residence – **DRB23-0927**)

DRB Final      05/15/2023 – DATE

1. APPLICATION COMPLETENESS

a. Provide a copy of the signed and dated checklist that was provided at the pre-application meeting.

No Checklist was provided at the Pre-application meeting.

b. The owner or alternative owner affidavit must be completed in page four of the application.

Owner Signature is provided on page four of the application.

c. The section for the power of attorney must be completed, signed, and notarized in page five of the application.

Power of attorney is signed and notarized on page five of the application.

d. The applicant affidavit must be completed, signed, and notarized in page 8 of the application.

Applicant affidavits is signed and notarized on page 8 of the application.

e. The letter of intent shall include and respond to the sea level rise and resiliency review criteria per sec. 7.1.2.4 of the Resiliency Code.

Noted, this has been added to the Letter of Intent.

f. Upload property owner's list and copy of the original certified letter from provider for the mailing labels.

Certified letter and owner's list has now been provided.

g. Provide a recent signed and sealed survey by a licensed surveyor or engineer, showing grade elevation. 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.

Survey has now been provided with Grade defined, see Sheet A-0.2

h. Provide completed Zoning Data Sheet scanned into plans. Applicable data sheet can be found through the following link: <https://www.miamibeachfl.gov/city-hall/planning/planning-document-checklist/>.

The Zoning Data Sheet has now been added to the Calculations, see Sheet A-0.7

i. The context location plan shall be a minimum of 8" x 11", color aerial of a ½ mile (no Google images), identifying the project and showing the name of streets.

Context location plan has been updated accordingly, see Sheet A-0.1.

j. Please label the unit size diagrams correctly on sheet A-0.6 as per the respective floor levels.

Diagrams have been updated to include unit size labels, see Sheet A-0.6

k. Provide an architectural site plan that is fully dimensioned with setbacks to the property line(s) and include the adjacent right-of-way widths.

Site Plan has now been provided with all requested dimensions, see Sheet A-100.

l. The building sections shall be provided for all cardinal directions.

Sections are provided on Sheet A-400, section markers have been added to the plans.

m. A contextual line elevation shall be submitted including the surrounding properties, corner to corner, and across the street.

Site context is provided on sheets A-0.3 & A-0.4

n. Provide an open space calculation for the required front and rear yard. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that pervious and impervious by providing a breakdown of the total square footage and percentages.

open space calculations have now been added, See Sheet A-0.7

o. Include section drawings of the required yard.

Sections of the required yard can be found on Sheet A-400

p. Label the exterior elevations in cardinal direction.

Elevations are labeled with cardinal directions, see Sheets A-350 & A-351

q. Provide construction cost estimate under separate cover or LOI.

Cost Estimate has been added to the letter of intent.

## 2. ARCHITECTURAL REPRESENTATION

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

Final Submittal has been added to the Front Cover, see Sheet A-0.0

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

Noted.

## 3. DESIGN RECOMMENDATIONS

### 4. ZONING COMMENTS

a. The staircase on the second floor shall be included in the unit size calculation.

The second-floor staircase is exterior stair leading to the roof deck.

b. The total square footage that counts in the understory level of the unit size is inconsistent with the unit size breakdown (315 S.F. in diagram, 375 S.F. in breakdown chart).

An additional 60sqft is added to the chart for because our enclosed non-air condition areas total 660 sqft. Anything over 600 sqft in these areas count towards unit size. 315 S.F. + 60 S.F. = 375 S.F.

c. The understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent on each side. The minimum open space of 50% at the understory level does not comply in the north, west, and east elevation. A waiver may be requested if plans are not revised.

The East and West elevations comply with this requirement, see additional clarification on the site plan, Sheet A-100. The North Elevation will require a Waiver.

d. 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 length dimension of the stairs, elevators, and lobby for further review.

Building access is 315 S.F. / 4.3%, dimensions of this area are provided on the Understory Plan, see Sheet A-200.

e. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.

The additional enclosed parking and storage S.F. is counted in the unit size calculations. 60 S.F. additional is added to the 315 S.F. entry vestibule for a total of 375 S.F. of Understory Unit Size.

f. The maximum width of all driveways at the property line shall not exceed 30 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width. Please reduce the width of the driveway and include all dimensions in the site plan.

The driveway has been reduced to 15'-0" / 30% of lot width. Dimensions have been added to the site plan see Sheet A-100

g. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure.

All yards are now compliant with pervious open space requirements, see Sheet A-0.7

h. 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.

Noted, all walkways and driveways are now labeled accordingly, see Sheet A-100

i. A continuous soffit shall be lowered a minimum of two feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s).

Noted.

j. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code.

Noted:

k. 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 and similar material shall be prohibited within the non-air-conditioned portions of the understory area.

Noted, understory pavers now called out accordingly, See Sheet A-200.

l. 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.

The decking and pavers have been set back 5'-0", the walls are part of existing foundation that is existing that will be reused for this project and cannot be moved.

m. The entire portion of the covered entry and area along the spiral staircase on the east side shall be included in the lot coverage calculation as it is completely covered on the second level.

This area has been added to the Lot Calculations, see Sheet A-0.6

n. For two story homes with an overall lot coverage of 25 percent or greater, 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. Provide the setback from the exterior edge of the second-floor façade to the front property line(s) for further review.

Currently 100% of the Second Floor is setback 54'-3" or 24'-3" over the minimum required. These dimensions have been added to the Second Floor Plan, see Sheet A-202.

o. Roof decks shall not exceed 25 percent of the enclosed floor area immediately one floor below. Please reduce the overall square footage of the roof deck.

The Roof Deck has been reduced accordingly, see Sheets A-0.6 & A-203

p. 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.

Noted, mechanical equipment will not exceed this limit and will be screened by aluminum louvers.

This has now been noted on the Roof Plan, See Sheet A-203.

q. The site plan shall include the elevation of the required yard. Please be aware that the yards shall comply with sec. 7.2.2.3(b)(x) of the Resiliency Code.

elevations of the required yards have been added to the Site Plan, see Sheet A-100

r. Walkways cannot exceed 44" in width within the required yard.

Walkways in yards have been reduced to a maximum of 44", they are now dimensioned on the Site Plan. see Sheet A-100

s. Provide the setback of the pool deck and water's edge from all property line(s). The pool and deck shall comply with sec. 7.2.2.3(b)(xii)(15) of the Resiliency Code.

These setbacks have been added to the Site Plan, see Sheet A-100

t. The elevation of the pool coping shall be noted in the site plan.

The Pool coping elevation has been added to the Site Plan, see Sheet A-100

u. Provide a written narrative with responses.

Narrative provided here.