

**PROJECT:** 505 S SHORE DRIVE, MIAMI BEACH  
**PROCESS #:** DRB23-0919  
**DATE:** 05/17/2023

## 1. APPLICATION COMPLETENESS

- a. The letter of intent shall be signed and dated and respond to the sea level rise and resiliency code criteria as per sec. 133-50.  
**R/ By owner, contractor.**
- b. The letter of intent must identify design waiver, if applicable (view comment #4c).  
**R/ By owner, contractor.**
- c. The mailing labels shall be uploaded and include the property owner's list and a copy of the original certified letter from the provider.  
**R/ By owner, contractor.**
- d. The survey shall also be included in the architectural set.  
**R/ See attached "survey 505 S Shore Dr - MBH".  
Refer to sheet A-0.1 and A-0.2**
- e. Provide a context location plan, minimum 8.5" x 11", color aerial, within a ½ mile radius, identifying the site and showing the name of the streets.  
**R/ Refer to Sheet C-1. See contextual analysis.**
- f. Provide separate shaded Diagrams and calculations for Unit size as defined in Section 142-105(b)(4) of the City of Miami Beach L.D.R. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are being included in the lot coverage and unit size by providing a breakdown of the total square footage and percentages.  
**R/ Refer to Sheet A-2. See unit size diagram.  
See lot coverage diagram (Total footprint area-lot coverage).**
- g. Include a contextual elevation line drawing, corner to corner, across the street, and surrounding properties (dated).  
**R/ Refer to Sheet C-1 to C-5. See contextaul analysis and photos.**
- h. Provide an axonometric plan showing the relationship from the first to second-floor level.  
**R/ Refer to Sheet A-2. See axonometric volumetric diagram.**
- i. The required yard sections shall be included in the architectural set.  
**R/ Refer to Sheet A-9.1. See proposed yard section.  
Refer to sheet A-11. See longitudinal yard section.  
Refer to sheet A-11.1. See cross yard section.**

- j. A separate variance/design waiver diagram needs to be submitted.  
R/ See attached variace design waiver site plan and diagram " (See sheet V-1 and V-2)  
See attached design waiver include it in letter of intent.
- k. Provide landscape plans that include a tree survey, tree disposition plan, landscape plans and hardscape.  
R/ See attached Landscape set plans.

## 2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.  
R/ By owner, contractor.
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.  
R/ By owner, contractor.
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.  
R/ OK.

## 3. DESIGN RECOMMENDATIONS

### 4. ZONING COMMENTS

- l. Provide the maximum projection of the covered terrace on the first floor, west of the dining room, from the exterior edge of the wall.  
R/ Refer to sheet A-4. See proposed floor plan. (Dimension from the exterior edge of the wall to line of projection of covered terrace).
- m. Provide the elevation of the required yard in the site plan.  
R/ Refer to sheet A-1. See proposed site plan. (Required setback yards and elevations)  
Refer to sheet A-2.1, A-2.2 and A-2.3 (Required setback yards)
- 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. In this case, 35% of the front façade on the second-floor shall be setback 45' from the front property line. If the plans are not modified, the applicant would have to request a design waiver and include it in the Letter of Intent.  
R/ See attached design waiver include it in letter of intent.
- o. The ground floor unit size shall comply with all requirements of sec. 142-105(b)(4)(d).  
Sec. 142-105 (b)(4)(d)(4) Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas

do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.

R/ Refer to sheet A-3. See proposed ground floor plan (Entry hall area).

This area indicates the enclosed space made by the entry hall, storage, and stairs.

Sec. 142-105 (b)(4)(d)(6) 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.

R/ Refer to sheet A-3. See proposed ground floor plan (Garage door). The 30% of 60.0' is 18.0'.

Refer to sheet A-3 and A-15. See door schedule (Door No° 13).

Refer to sheet A-8. See front elevation (east)

Sec. 142-105 (b)(4)(d)(8) 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).

R/ Refer to sheet A-11. See section "A" (soffit of entry hall and garage)

- p. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.  
R/ Refer to sheet A-3. See proposed ground floor plan (Garage space for two cars delineated by simulated wood alum. decorative vertical louvers)
- q. At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. Based on the dimensions of the driveway and walkway in the front yard, it does not comply with the minimum pervious landscape/sod requirements of 70% (840 S.F.)  
R/ Refer to sheet A-1. See site plan (Dimension of the driveway).  
Refer to sheet A-2. See front yard calculatiton (Green space area).
- r. 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. Provide the elevation of the understory area west of the entry hall.  
R/ Refer to sheet A-3. See proposed ground floor plan (Entry hall finish floor elevation and NGVD)
- s. 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. Provide the material finish of the understory area.  
R/ Refer to sheet A-3. See proposed ground floor plan (Understory grass area).  
Refer to sheet A-3. Key notes (18. Pavers w/ sealant finish on compacted sand base).  
The finish floor material of the garage, hallway and understory area was changed, see architectural floor plans and sections.
- t. 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.

R/ Refer to sheet A-3. See proposed ground floor plan (The understory area was changed by understory grass area).

- u. Include the DRB board file no. in the zoning data sheet.  
R/ See attached single family zoning data sheet (Board and file numbers)
- v. As per the survey provided, the grade elevation is 4.28' N.G.V.D., adjusted grade is 6.14' N.G.V.D., and 30" above grade is 6.78'. Please revise zoning data sheet.  
R/ See attached single family zoning data sheet:  
Grade value: 4.45 NGVD  
Adjusted grade: 6.22'  
30" above grade: 6.95'
- d. Please be aware that the maximum unit size is 50% (3,600 S.F.). The zoning data sheet suggest that it is exceeding the maximum allowed as per code. Please submit unit size calculations and reduce the overall square footage.  
R/ Refer to sheet A-2. See unit size diagram.  
See attached single family zoning data sheet (Proposed unit size SF and %)
- w. Provide a written narrative with responses. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.  
R/ See attached response sheet.