



**SOW DESIGN STUDIO**  
ARCHITECTURE | PLANNING | URBANISM

February 2, 2024

**City of Miami Beach Planning Department**  
1700 Convention Center Drive  
Miami Beach, FL 33139

**Re: 1649 W 22<sup>nd</sup> Street Miami Beach, FL  
DRB23-0990  
Final Submittal 02.02.2024**

Dear Planning Officials,

This should constitute as the Narrative of Responses to the comments listed below.

**1. APPLICATION COMPLETENESS**

- a. Provide the DRB file number and check "Design Review Approval". **Provided**
- b. The notary stamp shall be provided for the power of attorney affidavit section.  
**SEE ATTACHED NOTARIZED POWER OF ATTORNEY**
- c. Provide a copy of the signed and dated pre-application checklist.  
**SEE ATTACHED**
- d. The survey provided shall be sealed by the licensed surveyor and include the lot area.  
**SEE ATTACHED**
- e. A context location plan shall be submitted, minimum 8" x 11.5", color aerial 1/2 mile radius, identifying project and showing name of streets (no Google images). **REFER TO D-001**
- f. Provide a demolition site plan. **REFER TO D-009**
- g. Provide a separate variance/waiver diagram for reference of all variances/waivers requested.  
**RESPONSE: REFER TO D-111 THRU D-116**

h. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.

RESPONSE: Understood

See Sheet

i. Include a section drawing within the required yards that shows all elevations of the encroachments.

RESPONSE: Understood

## 2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.

SEE UPDATED LETTER OF INTENT

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

SEE FINAL SUBMITTAL

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

SEE FINAL SUBMITTAL

## 3. DESIGN RECOMMENDATIONS

### 4. ZONING COMMENTS

a. Provide separate shaded Diagrams and calculations for Lot as defined in Section 7.2.2.3.b.7 of the Resiliency Code. 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 by providing a breakdown of the total square footage and percentages.

RESPONSE: Refer to sheet D-104

b. 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 (50%) on each side. Provide the linear footage of all open areas on each side of the understory level.

RESPONSE: Linear footage of all open areas provided. Open space follows a minimum of 50 percent (50%) on each side.

See Sheet D-105

#### South Side

129' (50%) 64'0 ½"

Open space: 107'4 ¼"

#### North Side Dimensions

91'1 ½" (50%) 45'6 ¾"

Open space: 87'2 ¼"

c. The total area of enclosed and air conditioned building access shall be limited to no greater than 5 percent (5%) of the lot area. Provide the dimensions of the stairs and vestibule for further review.

RESPONSE: Lot size: 21,497 sf (5%) 1,074.85. Total area of enclosed and air-conditioned building access provided 660 SF. Dimensions of the stairs and vestibule provided.

See Sheet D-105 for Total area enclosed and air-conditioned building access.

See Sheet D-105 for dimension of the stairs and vestibule.

d. 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.

RESPONSE: Enclosed, non-air-conditioned areas, for storage = 465.2 Storage does not exceed 600 square feet.

See Sheet D-105

e. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.

RESPONSE: parking shall be clearly delineated by a different surface finish.

See Shee D-105

f. 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 written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance with the minimum yard elevation.

RESPONSE: See attached email response from Public Works Department regarding future crown of road.

g. 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 paved surface at the understory level.

RESPONSE: Not air-conditioned consists of pavers set in sand.

See Sheet D-105

h. 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 5 feet from each side of the underneath of the walls 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.

RESPONSE: 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 5 feet from each side of the underneath of the walls of the first habitable floor above.

Minimum Set back provided.

See Sheet D-105

i. Provide the dimensions of the driveway for further review of the front yard open space calculation.

RESPONSE: Dimensions of the driveway provided.

See Sheet D-105

j. When located above adjusted grade, the water portion of a swimming pool only counts towards 50 percent of the pervious open space. Revise the rear yard open space calculation and diagram to only count 50% of the water portion of the pool.

RESPONSE: The rear yard open space calculation and diagram reflect to only count 50% of the water portion of the pool.

See Sheet D-109

k. The rear yard open space diagram should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are being included in the pervious and impervious area by providing a breakdown of the total square footage and Percentages.

RESPONSE: Legend for identities provided.

See Sheet D-109

l. 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.

RESPONSE: All exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material.

See Sheet D-200

m. Roof decks shall be setback a minimum of 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for nonwaterfront lots.

RESPONSE: Roof deck meets setback minimum requirements of 10 feet. Setbacks shown.

See Sheet D-108

n. The elevator bulkheads shall not exceed ten feet above the main roof line.

RESPONSE: Elevators does not exceed 10 Feet above the main roof line.

See Sheet D-501

o. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.

RESPONSE: Air conditioning and mechanical equipment does not exceed 5 feet above the main roof line.

See Sheet D-501

p. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

RESPONSE: To attached email response from Public Works Department regarding future crown of road.

q. In no instance shall the elevation of a required yard exceed DFE.

**RESPONSE: No instance does the elevation of a required yard exceed (DFE) = 13'**

r. Walkways cannot exceed 44" in width.

**RESPONSE: Walkways do not exceed 44" in width**

**See Sheet D-200**

s. Driveway shall have a minimum setback of four feet from the side lot line.

**RESPONSE: Driveways meet a minimum setback of four feet from the side lot line.**

**See Sheet D-105**

t. The balconies and stairs that are located within the required yard cannot exceed 25% of the required yard. Provide the projection of the balconies and stairs from the exterior wall.

**RESPONSE: Projection of the balconies and stairs from the exterior wall provided.**

**See Sheet D-106**

u. Provide a written narrative with responses upon the final submittal. **THIS FILE**

Any questions, please let us know.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'J. Lobo'.

Jose L. Lobo, AIA  
**SOW Design Studio, Inc.**