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DATE: March 3rd, 2024

DRB#: DRB24-1005

ADDRESS: 409 E. Di Lido. Miami Beach, FL. 33139

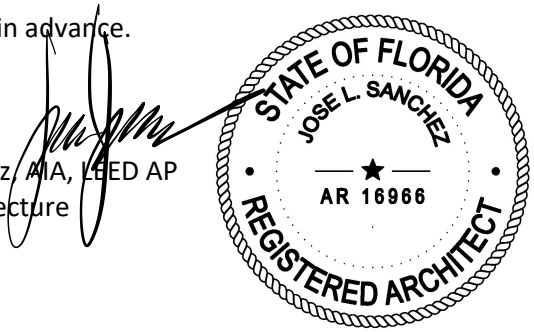
REFERENCE: Response to Final Submittal DRB comments.

Dear Plan Reviewer,

Below, please find response to your recent comments.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.



Jose L. Sanchez, AIA, LEED AP
PRAXIS Architecture
AR0016966

Jose L Sanchez

Digitally signed by Jose L Sanchez
DN: cn=Jose L Sanchez, c=US, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com
Date: 2024.03.01 13:16:16 -05'00'

1. APPLICATION COMPLETENESS

a. Provide the DRB file number in the application.

- **DRB NUMBER ADDED TO THE APPLICATION.**

b. Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.

- **OWNER TO ACQUIRE SIGN.**

2. ARCHITECTURAL REPRESENTATION

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

- **COST ESTIMATE ADDED TO LETTER OF INTENT.**

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

- **COVER SHEET LABEL REVISED TO “FINAL SUBMITTA”.**

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

- **ALL DRAWINGS HAVE BEEN DATED, SIGNED AND SEALED FOR FINAL SUBMITTAL.**

3. DESIGN RECOMMENDATIONS

- **NO COMMENTS PROVIDED.**

4. ZONING COMMENTS

a. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations. Provide dimensions of the garage that exclude the pool equipment and elevator for further review.

- **DIMENSIONS ADDED TO GARAGE TO THE EXTERIOR WALLS TO SIMPLIFY AREA VERIFICATION. SEE SHEET A-1.5.**

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

- **PATTERN WITHIN GARAGE HAS BEEN REVISED TO DIFFERENTIATE FROM UNDERSTORE AREA. SEE SHEET A-2.1.**

c. 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.

- **UNDERSTORY ELEVATION PROPOSED AT 7.0' NGVD. FUTURE CROWN OF ROAD PER PUBLIC WORKS WILL BE 4.4' NAVD (5.96' NGVD). SEE SHEET A-2.1.**

d. 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.

- **MATERIAL NOTE FOR CONC. PAVERS ON COMPACTED SAND SHOWN ON GROUND FLOOR PLAN. SEE SHEET A-2.1.**

e. All portions of covered terraces, porches, roof overhangs, and eyebrows that exceed a projection of five feet shall be included in the lot coverage calculation. The shaded diagram is not illustrating the second-floor projection and covered overhangs/terraces that project more than 5' as displayed in the legend.

- **LOT COVERAGE DIAGRAM REVISED TO INCLUDE IN COLOR ALL THE PROJECTIONS PAST 5 FT THAT ARE INCLUDED. SEE SHEET A-1.4.**

f. The lot coverage diagram shall include one hatch for the first floor enclosed, and an overlay of the second floor with a different hatch of the enclosed area. After combining the two overlays, any overhangs that exceed 5 feet from that combined area must also be included in the lot coverage calculation.

- **LOT COVERAGE DIAGRAM REVISED TO INCLUDE IN COLOR ALL THE PROJECTIONS PAST 5 FT THAT ARE INCLUDED. SEE SHEET A-1.4.**

g. The rear setback is 27.45’ from the rear lot line. Please revise the site plan and all corresponding floor plans.

- **PLEASE NOTE THAT THE LOT DEPTH IS BEING MEASURED NOT OVER THE WATER, BUT TO THE SEAWALL CENTER, WHERE THE AVERAGE LOT DEPTH IS 180 FT. 15% WOULD BE 27 FT FOR THE REAR SETBACK.**

h. Provide the overall building height from B.F.E., plus freeboard to the main roof line in the elevation sheets.

- **BUILDING HEIGHT HAS BEEN REVISED. ALL ELEVATIONS AND SECTIONS REVISED. BUILDING HEIGHT IS 28’-6” MEASURED FROM MAXIMUM FREEBOARD.**

i. The rear yard does not comply with the minimum 70% of open space as per the dimensions of the pool deck and the half portion of the swimming pool water. Please reduce the overall impervious area.

- **POOL DECK AREA REDUCED. REAR YARD OPEN SPACE IS 70.31%. SEE SHEET A-1.6.**

j. 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. This applies to the roof deck along the north side.

- **SETBACKS FOR ROOF DECK HAVE BEEN REVISED. SEE SHEET A-2.4.**

k. 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.

- **PLEASE NOTE THAT HISTORICALLY, WHEN AN UNDERSTORY IS PROPOSED, THE MINIMUM YARD ELEVATION HAS BEEN THE FUTURE CROWN OF ROAD. THE PROPOSED YARDS ELEVATION EXCEED THE FUTURE CROWN OF ROAD BY 10”. SEE YARD SECTIONS, SHEETS A-1.2, A-1.3.**

l. Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway, or golf course, the maximum height shall not exceed five feet.

- **NOTE AND HEIGHT FOR ALL FENCES REVISED. SEE SHEET A-1.1.**

m. 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.

- **NOTE FOR CONC. PAVERS AT FRONT YARD REVISED. SEE SHEET A-1.1.**