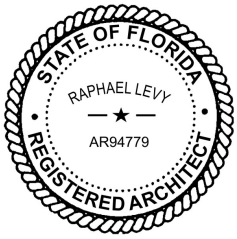
DRB COMMENT NARRATIVE

(DRB24-0998)

Property Address: 4330 Nautilus Drive,

Miami Beach

Raphael Levy
2024.03.08
14:33:26-05'00'



DRB Plan Review – Fail – Giselle Deschamps – 01/25/2024

1. APPLICATION COMPLETENESS

a. A copy of the signed and dated checklist shall be submitted.

b. The signed and dated letter of intent shall respond to the Sea Level Rise and Resiliency Criteria of sec. 7.1.2.4.

Please see Letter of Intent included in Final Submittal.

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

Please see property owner's mailing list and copy of the original certified letter from provider included in Final Submittal.

d. Provide a site plan that is fully dimensioned with setbacks and include the adjacent right-of-way widths.

See sheet A-0.5 for fully dimensioned site plan with setbacks and adjacent right of way widths.

e. There is no reference in the key directional plan where property 3 and 4 are located. Please identify the location of the surrounding properties (north, south, east, and west) in the aerial photograph.

See sheet A-0.4 for reference on all surrounding properties.

f. Provide building sections in the architectural set.

See sheet A-3.1 for building sections.

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

See Sheet A-0.4 for Context Elevation.

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

See sheet A-3.1 for section drawings with correct elevations of all encroachments.

i. Include a variance/waiver diagram for reference.

See sheet A-0.9 for both waiver and variance diagrams.

2. ARCHITECTURAL REPRESENTATION

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

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

See cover sheet A-0.0 with correct title and DRB File No.

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

All sheets will be DATED, SIGNED, AND SEALED. The digital submission will bear the digital seal on the cover

only.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. Understory area(s) shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage. The summer kitchen shall be relocated outside of the understory level.

See sheet A-1.0 for understory plan. Summer kitchen is located under side stir, not directly within understory.

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. Please demonstrate how each side of the understory is open at a minimum of 50%.

See sheet A-1.0 for dimensions of understory showing at least 50% of each side open.

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

See sheet A-1.0 for all parking locations within the understory.

d. 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 the minimum yard elevation.

See sheet A-1.0 for elevations. The future crown of road is 5.96' NGVD, per Public Works. Please see confirmation from City of Miami Beach Public Works included in Final Submittal. The Understory is set at +6.0' NGVD, which is slightly above future crown of road.

e. 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.

See sheet A-1.0 showing all non-air-conditioned understory areas consisting of pavers set in sand.

f. 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.

All elements encroaching the 5 foot setback from the 1st floor are structural and not decorative in nature. While every effort was made to recess all elements as much as possible, in some cases, it was not possible due to structural reasons.

g. 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. Provide the dimensions of the roof overhang at the second level.

See sheet A-0.8 for lot coverage diagrams showing all covered terraces, porches, roof overhangs, and eyebrows exceeding 5' added to the lot coverage calculation.

h. 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. As a result, 35% of the second-floor façade shall be setback at a minimum of 35' from the front property line.

See sheet A-1.2 for second floor setback.

i. Lot width means the level distance between the side lot lines measured at the required front yard setback line and parallel to the front street line. Provide the lot width from the required front setback line.

See sheet A-0.5 for lot width.

j. The portion of the structure at the understory on the north elevation is encroaching into the required yard. The structure shall have a minimum setback of ten feet.

See sheets A-1.0 – A-1.3 for dimensioned plans, showing all setbacks, including those at the north side.

k. Dimension the building height from D.F.E. (BFE, plus freeboard) to the main roof line in all elevation sheets.

See sheets A-2.1 & A-2.2 for elevation sheets with dimensions from D.F.E.

l. If an Understory is provided, at least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space.

See sheet A-0.9 for requested variance to allow for less than 70% pervious area.

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 non-waterfront lots. This applies to the building edge along the west and east elevation to the roof deck.

See sheet A-1.3 for dimensions showing roof deck at least 10' from each exterior wall.

n. 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.

This is an Understory House, and as such, yards will be flush with the Understory elevation of +6.0' NGVD. We are not asking for approval to have yards at adjusted grade because this is an Understory house.

o. Provide the location of the mechanical equipment on the site plan.

See sheet A-1.0 for location of pool equipment, and A-1.3 for location of mechanical equipment and generator.

p. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.

See sheet A-0.5 for driveway widths and percentages.

q. The balcony and roof overhang on the north elevation cannot exceed a maximum projection of 25% of the required yard.

See sheet A-1.1 to A-1.3 for dimensions to encroaching projections and overhangs.

r. Walkways cannot exceed 44" in width.

s. There shall be a minimum seven-and-one-half-foot setback from the rear property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

See sheet A-0.5 for setback distance from rear property line to the edge of swimming pool.

t. As per the survey, the grade elevation is 4.18' N.G.V.D. and 8.0' (minimum flood elevation as per CMB). Please revise the zoning data sheet.

We are showing Future Crown of Road elevation, as yard calculations use this value in yard elevation calculations.

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

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.