April 07, 2024

VIA HAND DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Application to Design Review Board (DRB24-1014) – Response to Staff Plan Corrections Report Dated March 29th, 2024

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated March 29th, 2024 for Application DRB24-1014. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB24-1014 4 Star Island Drive

An application has been filed requesting Design Review Approval for the new construction of a two-story residence with an understory, including a variance to exceed the maximum height allowed for an elevator bulkhead, a variance from the understory requirements, a variance to exceed the maximum width for a driveway, a variance to exceed the maximum height of a one-story accessory structure, a variance to exceed the maximum height of a fence, a variance to reduce the front and side setbacks of the existing structures, including one or more waivers, to replace an existing residence.

1. APPLICATION COMPLETENESS

a. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).

RESPONSE: Please see A0.09d.

b. A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.

RESPONSE: Please see sheet A9.2.

2. ARCHITECTURAL REPRESENTATION

a. Include the Cost of Estimate under a separate cover or in the letter of intent.

RESPONSE: Cost estimate, provided by the builder, is included in the Letter of Intent.

b. Add 'FINAL SUBMITTAL' and DRB file No. to front cover title for heightened clarity.

RESPONSE: Please see sheet A0.00 – COVER SHEET

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

RESPONSE: Final submittal drawings, architecture and landscape, have been dated, signed and sealed.

3. DESIGN RECOMMENDATIONS

No comments

4. ZONING COMMENTS

a. 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: All parking located within the understory area – See sheet A1.0b – Understory site plan. Notes and hatches added to delineate the difference surfaces. Reference LOI for existing under-story approval and waivers #3

b. 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 road.

RESPONSE: Please refer to separate attachment '4.7.2024 Public Works' for written confirmation from CMB Public Works Department. Per the letter, Future Crown of Road is 4.7 NAVD (5.96 NGVD). In addition, refer to sheet A0.02 and A1.0b which include a Future Crown of Road note.

c. 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: Refer to sheet A1.0b.

d. The entire second level of the existing two-story building along the southeast side shall be included in the unit size calculation.

RESPONSE: Please refer to sheet A0.14c – PROPOSED UNIT DIAGRAM – LEVEL 2. The space that was not included is double height space. We have added a note. In addition, the zoning data table on sheet A0.02 has been updated.

e. The double height portion of the second floor that does not contain a slab shall be excluded from the unit size calculation.

RESPONSE: Please refer to sheet A0.14c – PROPOSED UNIT DIAGRAM – LEVEL 2. In addition, the zoning data table on sheet A0.02 has been updated.

f. The elevator above the rooftop shall be included in the unit size calculation.

RESPONSE: New drawing added. Please refer to sheet A0.14d – PROPOSED UNIT DIAGRAM – ROOF. In addition, the zoning data table on sheet A0.02 has been updated.

g. Provide the square footage of the overhang that exceeds 5' from the exterior wall of the cabana (D-7 in the unit size diagram).

RESPONSE: Please refer to sheet A0.11b – PROPOSED LOT COVERAGE wherein the notation has been provided.

h. The maximum rear setback is 50' from the rear lot line.

RESPONSE: Please see sheet A1.0 – SITE PLAN where the 50' rear setback has been indicated.

i. Provide the dimensions of the existing structure within the front yard for further review of open space calculation.

RESPONSE: Please see A0.15 – FRONT & REAR YARD DIAGRAM. The requested dimensions have been added for the existing structures.

j. 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. Provide the pervious paver finish of the driveway in the site plan.

RESPONSE: A new variance is requested for the portions of the driveway located within the front yard. Please refer to the Letter of Intent.

k. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. A variance is being requested for the existing structure on the north side. However, please provide the dimensions of the second story side elevation of the new residence along the north and south side for compliance with the design criteria of sec. 7.2.2.3.b.2.a.

RESPONSE: Refer to sheet A1.0d for the requested dimensions of the second floor side elevations. Please note that the second floor side elevations are set back at least an additional ± 11'-9 from the required side setback and therefore do not trigger this requirement.

l. 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. Provide the setback from the edge of the exterior outer walls to the roof deck on the roof plan.

RESPONSE: Please refer to sheet A1.0f – ROOF PLAN wherein the minimum 10' setbacks have been indicated.

m. 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: Please refer to separate attachment '4.7.2024 Public Works' for written confirmation from CMB Public Works Department. Per the letter, Future Crown of Road is 4.7 NAVD (5.96 NGVD). In addition, refer to sheet A0.02 and A1.0b which include a Future Crown of Road note.

n. Accessory buildings that are not part of the main building, shall be included in the overall lot coverage calculations for the site and may be constructed in a rear yard, provided such accessory building (or accessory buildings) does not occupy more than 25 percent 25% of the area of the required rear yard. Provide the square footage of the cabana within the rear yard.

RESPONSE: Please refer to sheet A0.11 – PROPOSED LOT COVERAGE DIAGRAM – LEVEL 1. At bottom right of sheet we have added the requested calculations. The accessory structure is compliant at 5.1% of the rear yard area.

o. Accessory buildings shall be separated from the main home by a minimum of 5 feet, open to the sky with no overhead connections.

RESPONSE: Please refer to sheet A0.11 – PROPOSED LOT COVERAGE DIAGRAM – LEVEL 1. The separation provided is 16'-7".

p. Walkways cannot exceed 44" within the required yard.

RESPONSE: All walkways within required yards are in compliance with this requirement.

q. The new 7' wall with planter shall be setback at a minimum of four feet from the front property line (north of boat ramp and west of pavers /steps.)

RESPONSE: Please see sheet A1.0 & A1.0.2. Note & dimension added for clarity.

r. The fireplace is not an allowable encroachment into the required yard. Please relocate the fireplace to meet the minimum setback requirements.

RESPONSE: Fireplace has been removed. Please refer to sheet A1.0.

s. As per the survey, the lot area is 121,500 S.F. Please revise zoning data sheet.

RESPONSE: The survey has been corrected. Please refer to corrected survey which confirms that the lot area is 120,000sf.

5. NOTES

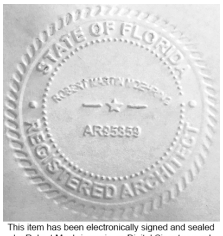
a. All variances and waivers have been identified in the LOI.

RESPONSE: Please refer to the Letter of Intent. Note that we are requesting a new variance for the paving of the portions of the driveway located within the front yard.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

Respectfully Submitted,

Robert Moehring
Principal
Architect, Landscape Architect, LEED AP



This item has been electronically signed and sealed by Robert Moehring using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Robert M Moehring
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