



## RESPONSE TO PLANNING DEPT. STAFF FIRST SUBMITTAL REVIEW COMMENTS

December 08, 2017

**PROJECT:** 8 Farrey Lane—Miami Beach  
# DRB 17-0210

### 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

**a. A-2.1:** *Add dimension to new elevator and setback distance to new elevator*

- Dimension to new elevator and setback distance provided. Refer to revised sheet A-2.1.

**b. A-2.2:** *Add dimension to new elevator and setback distance to new elevator*

- Dimension to new elevator and setback distance provided. Refer to revised sheet A-2.2.

**c. A-3.0:** *Add dimension to new elevator and setback distance to new elevator*

- Dimension to new elevator and setback distance provided. Refer to revised sheet A-3.0.

**d. A-3.1:** *Add dimension to new elevator and setback distance to new elevator*

- Dimension to new elevator and setback distance provided. Refer to revised sheet A-3.1.

**e. A-4.1:** *Add Property lines and dimension to new elevator and setback distance to new elevator*

- Property lines and dimension to new elevator and setback distance provided. Refer to revised sheet A-4.1.

**f. A-7.0:** *Bolden property lines add setback distance to new elevator*

- Property lines were bolden and setback distance to elevator provided. Refer to revised sheet A-7.0.

**g.** *Add approved siteplan for elevator for DRB16-0053 (a.k.a. DRB File No. 23155), 7 Farrey Lane.*

- Approved Site Plan for 7 Farrey Lane included. Please note that no elevator was proposed for 7 Farrey Lane, it was a spiral stair. Refer to revised sheet A-8.0.



*h. Add illustration demonstrating why the elevator at the west side of the residence is not the correct solution/location. Elevator of 7 Farrey Lane adjacent to elevator of 8 Farrey Lane*

- An illustration including a 3D image and plan diagrams demonstrating impediments on proposal is included. The elevator placement on the west side is incompatible with 7 Farrey Lane's approved stair on the East side yard and would create a tight physical and visual area in-between the side yards. Refer to revised sheet A-8.1.

*i. Add previous landscape plan. If nothing has changed disregard. And add note to L-1.00, LI-2.00 and L-3.00 "Previously approved landscape plan"*

- Previously approved rendered landscape plan was included. Refer to revised sheet L-0.00

*j. Add enlarged variance(s) diagrams*

- An enlarged, 'blown up' variance diagram is included. Refer to revised sheet A-1.0a.

*k. Add illustration demonstrating why the elevator at the front or rear of the residence is not the correct solution/location*

- Plan diagrams demonstrating impediments on proposal are included. The elevator placement on the south would impede on the required parking within the front yard, on the entry procession to the house, and impede on the bedrooms and service spaces located on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floors.  
The elevator placement on the north/rear yard would impede on the accessibility of the outdoor deck area and living spaces, master and children's play rooms, and restrict views to Biscayne bay from all 3 floors.  
Therefore, it is not feasible to locate the elevator on the rear and front of the house.  
Refer to revised sheet A-8.1

*l. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.*

- Final Submittal included to cover page and all drawings are dated with 12.08.2012 Refer to revised sheet Cover.

*m. Provide narrative response to comments*

- Narrative response provided.



*n. Please include the following criteria in the letter of intent, responding to these new requirements. If any item does not apply, just indicate Not Applicable, or provide an answer if the project satisfies any of the criteria.*

- The Letter of Intent was revised to include all the criteria listed below including responses if not applicable to proposal. Refer to revised LOI.

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

- A recycling or salvage plan for partial or total demolition shall be provided.
- Windows that are proposed to be replaced shall be hurricane proof impact windows.
- Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- Where feasible and appropriate, water retention systems shall be provided.

**2. ZONING/VARIANCE COMMENTS:**

*a. Modify site plan to indicate, only the request for the new variance. Note other variances as previously approved.*

- Prior approved variances were noted with “as previously approved”. The only requested variance is highlighted in red and noted with “only requesting variance...” Refer to revised sheet A-1.0

*b. IF Generator room at the 3rd floor is enclosed, the area counts in unit size. Revise FAR diagram.*

- The generator room (non-air conditioned) was revised and included in the FAR diagram and calculations. Refer to revised sheets A-1.1 and A-1.0

**3. LANDSCAPING COMMENTS:**

***No comments provided.***

Should you have any question, do not hesitate to contact us.

Regards,

Rene Gonzalez  
Principal