

City Comments Revision Narrative

Project name: Comesana Residence

Project Address: 205 S Hibiscus Dr. Miami Beach, FL, 33139

DRB Number: 18-0222 205 S Hibiscus Drive

Revision 1 Dated: 01-29-2018

Architect's Response prepared by: Monica Rodriguez

Design Review Board Comments

Date 01-23-2018

Plans Reviewer: Fernanda Sotelo

1. APPLICATION COMMENTS

- a. Survey missing LOT area in SF. And grade at CL of roadway.
 - Response: See attached survey.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Additional photos of houses and sites, a maximum of 4 color photos to a page.
 - Response: Additional photos as were added to the final submittal set. Refer to attached photographic record.
- b. Original microfilms and building cards.
 - Response: Refer to attached microfilms and building cards
- c. Include Neighbor context pages, neighborhood analysis and photographs in drawings submittal as 11x17 sheets.
 - Response: Refer to attached photographic record

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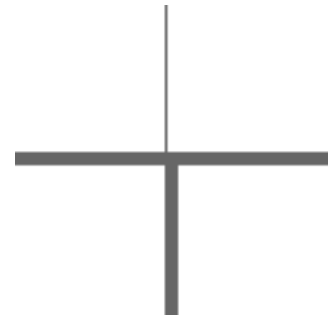
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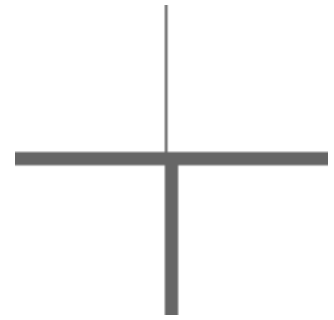
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- d. Missing four directional axonometric drawings.
 - Response: Refer to sheets DRB 11.0-11.3 for the four directional axonometric drawings.
- e. Missing exploded axonometric drawing depicting enclosed area and SF first floor and ratio to enclosed area and SF of second floor.
 - Response: Exploded axonometric drawing depicting enclosed area, SF first floor (2,189 SQ.FT), ratio to enclosed area and SF of second floor (2,407 SQ.FT) can be found on sheet DRB 5.0
- f. Missing Waiver (2) diagrams.
 - Response: Refer to sheets DRB 15.0 and DRB 15.1 for Waiver diagrams
- g. Missing Variance (2) diagrams
 - Response: Refer to sheets DRB 14.0 and DRB 14.1 for Waiver diagrams
- h. Provide an original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area, CMB grade in NGVD (If no sidewalk exists, provide the elevation of the crown of the road), utilities and easements.
 - Response: The proposed sheet elevation crown of road as per information provided by Capital Improvement Projects Department. (Refer to attached document, enlargement and provided survey) is 4.9' NAVD (6.4 NGVD). Elevation at front of lot was adjusted to 6.26' NGVD to compensate for slope in street.
- i. Missing material sheet
 - Response: Material sheet illustrating the different materials that will be used throughout the project can be found on sheet DRB 9.0 and DRB 9.1
- j. Yard diagram sections. Enlarged section of each required yard at legible scale. show all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard diagrams/sections property lines, setback lines, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade).

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- Response: Front (991 Sq.ft), side (1,481 Sq.ft) and rear (1,140 Sq.ft) yard diagram sections can be found on sheets DRB 5.4 - DRB 5.6
- k. **AS1.1:** Remove small diagrams and include on individual sheets for legibility and analysis. Expand size City Zoning Legend.
- l. Response: Enlarged diagrams on individual sheets can be found on the following sheets DRB 5.1 – DRB5.3 . Additional enlarged section of the city zoning legend can be found on sheet DRB 5.0
- m. **A1.1:** Generators and AC equipment may be required to be configured at the design floor elevation of the principal structure.
 - Response: Generators and A/C equipment have been located at elevation 10'-4" above the required flood level (minimum allowed in code)
- n. **A4.1 and A4.2: REVISE** and separate enlarged Sections: Include property lines, include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of building measured from FFE to top of slab, include height of roof elements; include projection distances into required yards. Maximum height is 27' to midpoint of sloped roof a. Maximum height of Chimneys and air vents, not to exceed five feet in height.
 - Response: Elevations where placed into individual sheets. Elevation drawings indicate the property line, standard elevation datum marks, overall heights, and projection distances. Refer to sheet DRB 11.0-DRB 11.3
- o. **A5.1 and A5.2: REVISE** and separate enlarged Sections: Include property lines, include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include overall height of building measured from FFE to top of slab, include height of Roof elements; include projection distances into required yards. Maximum height is 27' to midpoint of sloped roof a. Maximum height of Chimneys and air vents, not to exceed five feet in height. FFE is incorrectly identified. Show overall maximum height(s).
 - Response: Sections where placed into individual sheets. The sections indicate the location of the property line, standard

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elevation datum marks and overall heights. Refer to sheet DRB 13.0-DRB 13.3

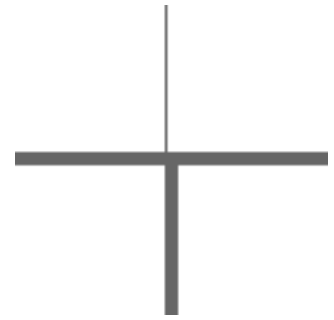
- p. Missing exploded axonometric drawing with corresponding SF of areas enclosed on First and Second Floor and % ratio.
- Response: Exploded axonometric drawing depicting enclosed area, SF first floor (2,189 SQ.FT), ratio to enclosed area and SF of second floor (2,407 SQ.FT) can be found on sheet DRB 5.0
- q. Add "FIRST SUBMITTAL: MAY DRB" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.
- Response: "FINAL SUBMITTAL: FEBRUARY 2, 2018 DRB" was added to the cover sheet DRB I to the set of drawings.
- r. Include Sheet Index.
- Response: The index has been updated to reflect all the sheets that make up the final submittal. Refer to sheet DRB II
- s. Add narrative response sheet.
- Response: Narrative response sheet included

3. ZONING/VARIANCE COMMENTS.

- a. **VARIANCE** to exceed the maximum projection of 6'-0" allowed for the construction of a new roof with 7'-4" projection.
- Response: Variance request to exceed maximum projection of 6'-0" by code to 7'4" new roof design projection is shown on sheet DRB 14.0
- b. **VARIANCE** to exceed the maximum elevation allowed of 9.06' (30" above grade) in order to raise the interior side yard up to 10.55' NGVD.
- Response: Not Required
- c. **VARIANCE** to exceed the maximum elevation for a porch slab and pool deck in the side yard Maximum elevation is 2.5' above adjusted grade or 10.78' NGVD. Porch elevation is 11'-8" NGVD. See section 142-1132(o). Projections.

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- Response: Finish floor elevation was adjusted to 11'-0". The new elevation for the porch slab and pool deck has been adjusted to 10.67', which is below the allowed 10.78 NGVD. Variance is not required.
- d. Waiver to exceed 70% ratio of second floor to first floor.
- Response: Waiver request to exceed 70% ratio of second floor to first floor can be found on sheet 15.1
- e. Waiver for 2-story elevations > 60' width
- Response: Waiver request to exceed width can be found on sheet DRB 15.0
- f. Provide a narrative responding to staff comments.
- Response: Narrative has been provided to all the comments for Final Submittal
- g. Revise survey to be dated no more than 6 months old at the time of application. Survey shall indicate lot area and include legal description of the property.
- Response: A revised survey is attached to the drawings.
- h. The elevation of the crown of the road at the front of the property is required to determine grade for the property. The elevations provided are illegible. Submit evidence that substantiate the grade elevation of 6.56' NGVD indicated in zoning table.
- Response: The attached survey identifies the crown of road. Refer to attached survey
- i. Provide a tree survey.
- Response: Refer to tree survey attached.
- j. Clearly indicate length of the porch roof at the front on page A1.2 and A3.1. Indicate that a variance is requested to exceed the maximum projection allowed.
- Response: Sheets DRB 10.1 and DRB 10.2, indicate that a variance is requested for the porch roof to exceed the maximum projection allowed.

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k. Additional variance is required to exceed the maximum elevation allowed for the porch encroaching into the interior side yard. Maximum elevation is 2.5' above adjusted grade or 10.78' NGVD. Porch elevation is 11'-8" NGVD. See section 142-1132(o). Projections.

- Response: Finish floor elevation was adjusted to 11'-0". The new elevation for the porch slab has been adjusted to 10.67', which is below the allowed 10.78 NGVD. Variance is not required.

l. The maximum grade elevation allowed in the rear yard (20' from property line) is 9.06' (30" above grade). Proposed yard elevation is 10.55' NGVD.

- Response: The proposed yard elevation has been reduced. Refer to grading plan and yard diagrams.

m. The street side yard shall be elevated to a minimum of 6.56' NGVD and maximum of 9.06' NGVD. Proposed yard elevation is 5.06' NGVD.

- Response: Refer to adjusted side yard elevation.

n. Driveway shall be surfaced with erosion- resistant material. See section 130-62.

- Response: Driveway surface is concrete pavers (erosion resistant) as specified in hardscape plan

o. Lot coverage, unit size and open space diagrams shall be enlarged to show no more than two diagrams per page.

- Response: Enlarged diagrams showing the lot coverage, unit size and open space were placed in individual sheets.

p. Pavement in the front yard does not count as open space. Revise diagram and calculations.

- Response: Pavement square footage was removed from the front yard count. Refer to pervious area-front yard on sheet DRB 5.4

q. Indicate property line on building elevations.

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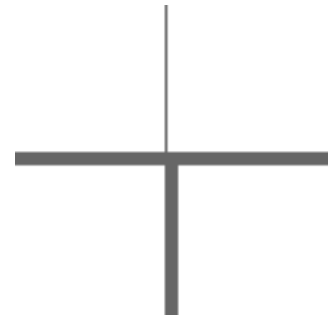
- Response: Property line has been included on the elevation drawings. Refer to sheet DRB 12.0 - DRB 12.3
- r. First floor finish floor elevation is not consistent throughout the drawings. Please revise and clarify.
- Response: Finish floor elevation have been revised on drawings
- s. Provide current color photographs, min 4"x 6" of project site and existing structures (no Google images). No more than 4 photographs per page. Include a key plan and indicate photo reference.
- Response: Color photographs have been revised with a key plan to indicate photo reference. Refer to photographic record attached
- t. 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.
- Response: Refer to revised letter of intent attached.

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.

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- 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.

1. Letter of intent is insufficient. Explain in detail how each variance satisfy all hardship criteria below, included in section 118-353 (d) of the City Code:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - That the special conditions and circumstances do not result from the action of the applicant;
 - That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
 - That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
 - That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
 - That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
 - That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.
 - Response: Refer to the detailed explanation for each variance in revised letter of intent.

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