

SEP 6th, 2018

**VIA HAND DELIVERY**

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

**Re: Application to Design Review Board (DRB18-0332) – Response to Staff  
Final Submittal Review Comments Dated August 31st, 2018**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated August 31st, 2018 for Application DRB18-0332 in connection with approval of a two-story single family residence located at 4747 North Bay Road, Miami Beach. The Applicants responses to the comments are as follows:

**2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION:**

**a. Applicant is encouraged to provide rendered images of proposal to abutting properties.**

Neighborhood outreach and in house architecture presentation will be scheduled prior to DRB hearing.

**b. Remove EX**

EX page has been removed and pages renumbered accordingly.

**c. Remove block scale graphic on all sheets**

ALL block graphic scales have been removed from all sheets

**d. Et al pages: Add red dashed setback line to all plans, elevations and sections.**

Red dashed setback lines have been added to ALL plans, elevations and sections.

**e. A-1 through A2.4 turn off tree/landscape layer.**

Tree/Landscape layer was turned off A-1 through A2.4

**f. A- 3.1-A-4.3 All Elevations: Include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Ensure font size is legible.**

Mini Plan was added to all elevations indicating orientation. All other information required has been added and font is legible. Refer to Sheets A-3.1 - A-4.3.

**g. A- 5.0 A-5.1A Sections Include a mini plan of where section is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Ensure font size is legible.**

Mini Plan was added to all elevations indicating orientation. All other information required has been added and font is legible. Refer to Sheets A-5.0 - A-5.1.

**h. A-6.4 Side yards do not appear to comply with minimum yard elevation heights.**

As per Sec. 142-105 - (8) b. The minimum elevation of a required yard shall be no less than five (5) feet NAVD (6.56 feet NGVD), with the *exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation.*

**i. Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.**

Front cover title was updated to show "FINAL SUBMITTAL: NOV DRB" refer to Cover Sheet.

**j. Add narrative response sheet.**

Narrative response sheet has been added. Please refer to narrative sheet attached.

**3. ZONING/VARIANCE COMMENTS**

**V#1 Rear setback variance for raised pool and lawn.**

**V #2 North Side elevation – the vertical architectural details along north side elevation porch are not allowable side yard encroachments and are currently designed within the side yard setback – as design requires variance(s) OR pushed back 10 1/2 “ out of setback.**

The vertical architectural details along north side elevation balcony were pushed back 10 1/2 “ out of setback as suggested to meet side yard setbacks.

**a. Letter on page EX-1.0 is not consistent with the site conditions, as the property has a sidewalk. The grade elevation for this site will be the elevation of the sidewalk at the center of the property. Update survey to provide sidewalk elevation.**

Letter on page EX-1.0 was removed per comment 2.b. Updated survey has been provided showing the grade elevation of the sidewalk at the center of the property - please refer to EX-1.1

**b. Remove landscape and landscape shading from all floor plans.**

All landscape and landscape shading has been removed from all floor plans. Please refer to Sheets A-1.0 - A-2.4.

**c. Slats from floor to ceiling encroaching on the side setback shall be lower to a guardrail height or comply with the required side setback. The proposed slats are not an allowable encroachment.**

Comment does not apply after pushing back vertical architecture details along side setback as per comment V #2.

**d. The front porch including stairs encroaching on the 30-foot setback cannot exceed 30” above adjusted grade to be considered as an allowable encroachment. As proposed requires a front setback variance.**

The front porch complies with the regulations as confirmed by Mr. Murphy via email after further review.

**e. Fence/walls height is not consistent on elevation drawings, variance plan and on section A, page A-5.0.**

Fence/walls height is now consistent on all elevation drawings, variance plan and on section A, page A-5.0.

**f. Front yard and both side yards do not comply with the minimum yard elevation of 6.56', except for areas where lower elevation is allowed for drainage or to retain existing landscape.**

As per Sec. 142-105 - (8) b. The minimum elevation of a required yard shall be no less than five (5) feet NAVD (6.56 feet NGVD), with the *exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation.*

**g. The area below grade cannot be air conditioning space.**

Area below grade has been modified to be non air conditioned. Refer to First floor plan sheet A- 1.2.

**h. Area of outdoor kitchen enclosed on 3 sides count in lot coverage.**

The outdoor kitchen area is enclosed on 2 sides only not to be counted in lot coverage area calculation. Screen element on East Elevation of balcony is greater than 50% open.

**i. Provide a narrative responding to staff comments.**

Narrative addressing all staff comments is attached.

#### **4. DESIGN/APPROPRIATENESS COMMENTS**

**a. Pool should be redesigned to not require variances OR rotated to be along a side property line where the setback is 10'**

Pool location is based on sun path and potential shading from main house structure. In addition, elevation is to meet the minimum first floor elevation required by code for ease of accessibility.

**b. Front porch is not an allowable encroachment as it is higher than 30" above grade. This exceeds maximum height variance permitted of 3';as designed a front setback is required.**

The front balcony complies with the regulations as confirmed by Mr. Murphy via email after further review.

**c. Side porch/encroachment the vertical architectural details along north side elevation porch are not allowable side yard encroachments and are currently designed within the side yard setback**

Comment does not apply after pushing back vertical architecture details along side setback as per comment V #2.

#### DRB ZONING REVIEW

**1. Letter on page EX-1.0 is not consistent with the site conditions, as the property has a sidewalk. The grade elevation for this site will be the elevation of the sidewalk at the center of the property. Update survey to provide sidewalk elevation.**

Letter on page EX-1.0 was removed per comment 2.b. Updated survey has been provided showing the grade elevation of the sidewalk at the center of the property - please refer to EX-1.1 2. Remove landscape and landscape shading from all floor plans.

**3. Slats from floor to ceiling encroaching on the side setback shall be lower to a guardrail height or comply with the required side setback. The proposed slats are not an allowable encroachment.**

Comment does not apply after pushing back vertical architecture details along side setback as per comment V #2.

**4. The front porch including stairs encroaching on the 30-foot setback cannot exceed 30" above adjusted grade to be considered as an allowable encroachment. As proposed requires a front setback variance.**

The front porch complies with the regulations as confirmed by Mr. Murphy via email after further review.

**5. Fence/walls height is not consistent on elevation drawings, variance plan and on section A, page A-5.0.**

Fence/walls height is now consistent on all elevation drawings, variance plan and on section A, page A-5.0.

**6. Front yard and both side yards do not comply with the minimum yard elevation of 6.56', except for areas where lower elevation is allowed for drainage or to retain existing landscape.**

As per Sec. 142-105 - (8) b. The minimum elevation of a required yard shall be no less than five (5) feet NAVD (6.56 feet NGVD), with the *exception of driveways, walkways,*

*transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation.*

**7. The area below grade cannot be air conditioning space.**

Area below grade has been modified to be non air conditioned. Refer to First floor plan sheet A- 1.2.

**8. Area of outdoor kitchen enclosed on 3 sides count in lot coverage.**

The outdoor kitchen area is enclosed on 2 sides only not to be counted in lot coverage area calculation. Screen element on East Elevation of balcony is greater than 50% open.

**9. Provide a narrative responding to staff comments.**

Narrative addressing all staff comments is attached.

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,  
DOMO STUDIO LLC.

  
Robert Mochring