



ARCHITECTURE – PLANNING – INTERIOR DESIGN
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October 05, 2018

City of Miami Beach Building Department

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Plan No. ZBA18-0078
Di Lido Residence
815 West Di Lido Drive
Miami Beach, Florida 33139

Subject: Response to Comments

Dear Reviewers,

UrvanX is pleased to provide you with this narrative response to your compliance review comments:

PLANNING

Department Reviewer: Williams, Steven

1. Provide setbacks for all elements of the site plan; pool, pool deck, mechanical/pool equipment.
 - a. Concrete deck in rear
 - b. Jacuzzi/pool
 - c. Stairs at NE side of home

RESPONSE: So noted. See sheet A-100 'Site Plan' for added setback dimensions.
2. Dimension the projection and height of all steps that project into the setback.
 - a. The submitted narrative refer to "Sheet A-301." Sheet A-301 is not part of the final submittal (Paper or digital)

RESPONSE: See sheet A-100 'Site Plan' for provided dimensions for projections into the setback.
3. For purposes of calculating adjusted grade and measuring the height of the fences, grade is defined as the elevation of the sidewalk at the center of the property. Based on the submitted survey, grade is NOT 8'-3".
 - a. What do you mean by "House Grade"?
 - b. Grade is incorrect on the zoning data table.
 - c. You have submitted an updated survey (that shows lot size), however, this survey does not show the grade elevation you are using. Multiple surveys cannot be used for the same project.

RESPONSE: See Sheet A-101.1 for updated zoning data table, showing grade at 6.9' NGVD, as required. House grade has been updated to "adjacent grade." Additionally, one survey will be used as required; to be provided.
4. The height of the fence must be measured from grade.
 - a. The height fences and perimeter walls need to be graphically shown from CMB grade on elevations. The notes referring to shop drawings are not needed.

RESPONSE: Site fences have been corrected to be properly shown graphically on elevations. Dimensions have been added from grade.
5. Sheet A-501 shows a light pole, but it is not shown on the site plan. Is this on private property?
 - a. The light pole is not on private property. The narrative states that the light pole has been removed from sheet A-501. However, it is still shown on Sheet A-501, West Elevation.

RESPONSE: Light pole is not properly removed from West Elevation, on sheet A-501.

DI LIDO RESIDENCE – Response to Comments

6. The height and projection of the front porch must be dimensioned.
 - a. The projection of the entry roof is shown, but not the porch. Based on the revised site plan, the porch seems to project further than the 4'-0" roof overhang.

RESPONSE: The stair and roof projection have been updated to the same 4'-0" projection. The projection dimension is noted on Sheet A-100 'Site Plan.' Additionally, the height has been measured from grade on Sheet A-102 'Yard Elevation – South – Front' and Sheet A-102.1.

7. Provide separate lot coverage and unit size.
 - a. See sheet A-101, only 500 square feet may be deducted from lot coverage for garages, 509 square feet is shown. Also, the wrong code section is being quoted.

RESPONSE: Less than 500 square feet are now being deducted from lot coverage, see Sheet A-101 '1st Floor Plan – Lot Coverage'. Additionally, the code reference has been corrected as requested.

8. Lot width is measured at the 20'-0" setback line, parallel to the front property line.
 - a. See sheet A-101, First Floor Lot Coverage...The measurement of the lot width does not appear to be on the 20'-0" setback line, which would mean the lot width is less than 99'-8."

RESPONSE: See sheet A-101 'First Floor Plan – Lot Coverage' for added dimension note, for further clarity.

9. The sum of the side yard setbacks must equal 25% of the property width.
 - a. See # above.

RESPONSE: See sheet A-101 for lot width and side yard setbacks table, for further clarity.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Carlos J. Bravo, R.A. AR17584