

November 5, 2018

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida. 33139

RE: NARRATIVE RESPONSE SHEET

**Design Review Board approval for a new residence to be located at 40 W. Rivo Alto Road,
Miami Beach, Florida. 33139 (DRB18-0334)**

1. APPLICATION COMMENTS

- a. Zoning Labels and Map: Map and Labels missing (FSC)
 - **RESPONSE:** *Letter and Labels attached with original set of plans. Digital copy of labels, map, and letter included with CD.*
- b. Use updated LUB application form
 - **RESPONSE:** *Revised application attached with plans.*

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. GENERALLY: improve drawings. All plans must contain all PLs and red dashed setback lines. Font sizes must be increased.
 - **RESPONSE:** *All drawings have been revised and font size has been increased.*
- b. MISSING survey as part of the set, not on PRAXIS firm letterhead. Survey must show CMB Grade (CL sidewalk adjacent to property) and lot area.
 - **RESPONSE:** *Survey included with plans. Flood elevation is 9 Feet per FEMA.*
- c. A-1.1 Additional Section of front yard should include driveway. Add rear setback line to Rear yard section
 - **RESPONSE:** *Additional section added to plans. (Sheet A-1.2) Setback line added to rear yard section (Sheet A-1.3)*
- d. A-1.2 Lot Coverage. Revise lot coverage calculations. Covered area above the stairs shall be revised as follows: The total area from building walls exceeding 10'-0" is ~12' in length (along the guest bedroom exterior wall) X 22'-6" (including wall) to the high wall next to the planter. The total area exceeding 10'-0" is approximately 270 sf. As the 2% of the lot area is 210, the remaining 60 sf, shall be included in the lot coverage.
 - **RESPONSE:** *Lot coverage has been reduced. Entry has been reduced below the allowed 2% exclusion.*
- e. A-1.3 Unit size. Ground floor must count covered stair (in rear) towards unit size. First floor covered entry must count those portions over 10' towards unit size
 - **RESPONSE:** *Front entry and stairs at rear had been included in unit size calculation.*

- f. A2.1 – A-2.4 ALL Plans must include PLS and red dashed setback lines. Measurements must be at a legible size.
- **RESPONSE:** *All drawings have been revised and font size has been increased.*
- g. A-2.1 NOTE: Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be setback a minimum of five (5) feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. The front and side understory edge shall be designed to accommodate on-site water capture from adjacent surfaces and expanded landscaping opportunities from the side yards
- **RESPONSE:** *Some setback dimensions has been added for the understory area, front the edge of construction above, to the edge of the pavers at ground level.*
- h. A2.1: 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
- **RESPONSE:** *Note added to ground floor plan stating the floor material and conc. pavers.*
- i. A-3.1 (south elevation-see Design Comment 4D and 4E)
- **RESPONSE:** *Please see responses below for 4D and 4E.*
- j. A-3.1 (north elevation-what is rooftop element-variance required)
- **RESPONSE:** *Roof element has been removed from plans.*
- k. Missing driveway width dimension (FSC)
- **RESPONSE:** *Driveway width added to site plan, sheet A-1.1*
- l. Floor Plans – decrease scale to show entire site inclusive of all property lines and all setbacks (FSC)
- **RESPONSE:** *Scale reduced to show entire site with setbacks and property lines.*
- m. Ground Floor Plan, clarify wall types that are not hatched(FSC)
- a. Include note indicating if planter wall, retaining wall, breakaway walls, and or substantially open screen walls – currently unhatched walls are reading as indicated in legend: drywall partition
- **RESPONSE:** *Wall legend revised and notes added to plans for clarity.*
- n. Sheets A-3.1, A-3.2, A-4.1 Elevations/sections revised to one per park include PLS and setbacks, improve line weights. Show keyplan where elevation/section is taken, Remove unnecessary measurements, Font sizes in elevation legend must be increased. Add overall height measurement, measured from FFE. “Top of slab” should also depict NGVD amount.
- **RESPONSE:** *Elevations and sections separated to one per page. Setback lines have been added, font size increased, and heights also shown in NGVD.*
- o. A-2.4 Identify what upside “U” is on roof. Renderings and perspective indicate rooftop elements that do not appear within submitted plans or elevations.
- **RESPONSE:** *Roof element has been removed from plans.*

- p. Missing reflective ceiling plan of understory area
 - **RESPONSE:** *Ceiling will be smooth cement stucco.*
- q. MISSING: countour plan
 - **RESPONSE:** *Countour plan to be provided by Civil engineer.*
- r. MISSING Location plan
 - **RESPONSE:** *Please see sheet A-1.0 for location plan.*
- s. MISSING Neighborhood context
 - **RESPONSE:** *Please see sheet 3D-3 for Neighborhood contextual rendering.*
- t. MISSING Landscape plans: must be signed and sealed by a registered landscape architect in the State of Florida.
 - **RESPONSE:** *For landscaping plan, please see sheet LA-1 in set of plans.*
- u. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
 - **RESPONSE:** *FINAL SUBMITTAL label and date added to all plans.*

3. ZONING/VARIANCE COMMENTS.

- a. A preliminary review of the project indicates that the following variances are required:
 - i. Exceeds maximum 9'-0" width of driveway (15%). NOT SUPPORTIVE BY STAFF
 - **RESPONSE:** *Width of driveway has been revised to 9 ft, 15% of low width.*
 - ii. Exceeds maximum 1-foot height of parapet. NOT SUPPORTIVE BY STAFF.
 - **RESPONSE:** *Survey included with plans. Flood elevation is 9 Feet per FEMA.*
- b. Survey is not updated. Lot area must be noted on survey.
 - **RESPONSE:** *Survey included with plans. Flood elevation is 9 Feet per FEMA.*
- c. Base flood elevation is 10.0' NGVD. The maximum freeboard elevation is 15.0' NGVD.
 - **RESPONSE:** *Error in previous survey. Flood elevation is 9 Feet per FEMA. Maximum freeboard is 14' NGVD.*
- d. Indicate materials of finish floor surface in all areas of the understory.
 - **RESPONSE:** *Note added to ground floor plan stating the floor material and conc. pavers.*
- e. Revise color renderings to match floor plans and elevations. The rooftop area is not included on plans.
 - **RESPONSE:** *Renderings have been revised per updated floor plan. For roof plan, please see sheet A-2.4.*

- f. Revise lot coverage calculations. Covered area above the stairs shall be revised as follows: The total area from building walls exceeding 10'-0" is ~12' in length (along the guest bedroom exterior wall) X 22'-6" (including wall) to the high wall next to the planter. The total area exceeding 10'-0" is approximately 270 sf. As the 2% of the lot area is 210, the remaining 60 sf, shall be included in the lot coverage.
- **RESPONSE:** Lot coverage has been reduced. Entry has been reduced below the allowed 2% exclusion.
- g. Remove the graphic showing entire site open space on page A-1.4, as it does not apply to zoning regulations and it is confusing.
- **RESPONSE:** Plan for entire site open space has been removed from set.
- h. Unit size at the first floor shall be revised to include all 270 sf of area exceeding 10'-0" from the building walls (See f above).
- **RESPONSE:** Area of entry steps that project more than 10 ft from the building wall has been included in unit size calculation. Area of entry stairs has also been reduced.
- i. Fence within the rear yard (26'-3") cannot exceed 5'-0' from grade of 4.21' NGVD.
- **RESPONSE:** Note added to site plan (sheet A-1.1), fence within rear yard shall be 5 ft max above grade.
- j. Fence up to 11.21 NGVD within the front yard shall be setback 4'-0" from the front property line.
- **RESPONSE:** Note and dimensions added to site plan (sheet A-1.1), 7 ft high fence located at least 4 ft from front property line. The first 4 ft are for a 5 ft privacy wall measured from grade.
- k. 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:
- **RESPONSE:** Letter of intent revised. No variances are being requested with this submittal. Only waivers are being requested at this time.
- l. Letter of intent shall also include the sea level rise criteria. If any item does not apply, just indicate Not Applicable, or provide an answer if the project satisfies any of the criteria.
- **RESPONSE:** SEA LEVEL RISE CRITERIA included after letter of intent.
- m. 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.
- **RESPONSE:** Floor openings added to enclosed areas (garage and storage) located below floor level.
- n. Where feasible and appropriate, water retention systems shall be provided.
- **RESPONSE:** Water retention plan to be provided by Civil engineer.

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Understory review, driveway SUPPORTIVE
 - **RESPONSE:** *Width of driveway has been revised to 9 ft, 15% of lot width.*
- b. Waiver #1: RS3, 2'-8": NOT SUPPORTIVE
 - **RESPONSE:** *Building height has been reduced to the max permitted by ordinance.*
- c. Waiver #2 20% second floor limitation: NOT SUPPORTIVE
 - **RESPONSE:** *Areas requested for waiver has been reduced. Waiver is being requested for the additional 1.03% over the allowed 70% per ordinance.*
- d. Solid wall of Front planter not permitted. At understory area, the planter shall be columnar or slatted at ground level, and open at least 50%. Planter bed may be solid at first upper level.
 - **RESPONSE:** *Planter wall has been reduced in width and additional open wall space has been added. Planter wall is a structural element supporting the entry steps, planter, and building front volume.*
- e. Entry stair shall be designed as open and floating—without back rise plate.
 - **RESPONSE:** *Stair design has been revised to remove the stair back plate.*