

Dec 10th, 2018

VIA HAND DELIVERY

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

**Re: Application to Design Review Board (DRB18-0348) – Response to Staff
Final Submittal Review Comments Dated December 10th, 2018**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated December 10th, 2018 for Application DRB18-0348 in connection with approval of a two-story single family residence located at 790 Lakeview Drive, Miami Beach. The Applicants responses to the comments are as follows:

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Zoning Data Sheet:

- **Revise lot depth, seems inaccurate**
- **Revise grade and adjusted grade – grade does not match survey**

Lot depth and grade/ adjusted grade has been updated - Please refer to Zoning Data Sheet

b. A-1.0 – Note dimension of accessory structure in yard, as measured from center of sea wall

Dimension of accessory structure in yard has been noted. Please refer to Sheet A-1.0

c. A1.1 - Setbacks for accessory structure are not visible on Sheet A1.1

Setbacks for accessory structure have been reformatted on Sheet A1.1

d. Ensure that setback dimensions throughout are visible

Setback dimensions have been reformatted throughout

e. Sheet A1.1 – Provide front setback dimensions for front fence/wall

Front setback dimensions for front fence/wall have been provided - Sheet A1.1

f. A-4.2 – Include front fence/wall and note its height, as measured from Grade.

Front fence has been included and noted - Please refer to Sheet A-4.2

g. A-2.0 – Add dimensions for areas protruding beyond main weather wall.

Dimensions for areas protruding beyond main weather wall have been added - Refer to Sheet A-2.0

h. A-2.2 – Rear open space diagram needs to be reviewed to ensure correction calculations

Rear Open Space Diagram was reviewed and revised. Please refer to Sheet A-2.2

i. A2.7 – yard sections revise sections to show correct yard elevation

Yard Sections have been revised to show correct yard elevation - Please refer to Sheet A-2.7

3. DESIGN/APPROPRIATENESS COMMENTS

a. Accessory Structure in rear yard

• Provide setback dimensions

Dimensions provided as requested.

• Overall height to be measured from adjusted grade

Overall height has been revised.

b. The proposed motor court is extensively paved – staff recommends less paved area and more green sodded area

Motorcourt has been designed to propose more permeable material such as sand set pavers. Please refer to plans.

c. W #1: 3' height RS3

Refer to Waiver Diagram provided.

4. VARIANCE/ZONING COMMENTS

a. Maximum side yard elevation 6.56 (see attached yard calculations. Grade is 3.12 NGVD not 5.26

Grade in side yard elevations has been revised as directed.

b. Demonstrate accessory building) does not occupy more than 25 percent of the area of the required rear yard

Calculations have been provided on the ground floor plan and open space diagram meeting code requirements as directed.

c. Demonstrate the total size of all accessory building(s) does not exceed ten percent of the size of the main home on the subject site, or 1,500 square feet, whichever is less

Calculations have been provided on the ground floor plan and open space diagram meeting code requirements as directed.

d. Revise zoning information. Lot depth and grade are incorrect based on survey. Lot width shall be measured at 20' setback. Indicate lot width on plans

Zoning Data Sheet revised accordingly.

e. Provide setback from the front property line to the driveway. Required 5'-0".

Setback from the front property line to the motor-court provided.

f. Provide setback from side property line to driveway. The driveway area past the garage shall be setback 7'-6".

Driveway has been revised to meet and comply with code at 7'6" all the way on the side of the property as directed. Setback noted as directed.

g. Revise unit size diagrams. Rear balcony on the second floor does not fully count in the unit size. Only the balcony area exceeding 6'-0" (2'-0" strip) counts in unit size. Cantilevered framed areas on the north side at the second floor do not count in unit size. Remove shading of the garage area deducted. As area of parking is approximately 462 sf, only this area can be discounted. Open counter area on accessory building does not count in unit size.

Unit Size Diagrams have been updated as directed. Please refer to Unit Size Diagram Sheet.

h. Revise lot coverage. Terrace in the rear does not count in lot coverage. The framed cantilevered area on the north side does not count in lot coverage.

Lot Coverage has been revised as directed. Please refer to Lot Coverage Diagram

i. Indicate rear setback of the accessory building from the center of the seawall.

Rear setback of the accessory building has been noted as directed.

j. Area of the rear yard in the rear open space diagram does not appear to be accurate, based on survey. Please review and indicate dimensions of impervious area.

Area of the rear yard has been calculated and is in compliance with code. Please refer to open space diagram for requested open space calculations and dimensions.

k. Please remove landscape from floor plans to clearly indicate all setbacks and building dimensions.

Landscape has been removed from ALL architecture drawings as directed.

l. Side yards (from 20'-0" setback to the rear property line) exceed the maximum elevation allowed. Maximum and minimum elevation is 6.56' NGVD.

Side yards have been revised and implemented to meet code.

m. Side yard fences shall be measured from grade elevation of 3.12' NGVD. Maximum height is 7'-0" on side yards, and 5'-0" within the required rear yard.

Side yard fence have been revised to comply with current code.

n. Provide height of fence at the front. As shown, maximum height is 7'-0" from grade. Indicate fence setback.

Height has been noted on all plans, sections, and elevations as directed.

o. Accessory building exceeds the maximum height of 12'-0" from adjusted grade (5.56' NGVD)

Accessory building has been revised in height to comply with code.

5. LANDSCAPE COMMENTS

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a. Please provide a more detailed 'Tree Risk Advance Assessment and Hazard Evaluation Level 3' prepared by a Certified Arborist for trees # 27, 42 and 59 for the review of the CMB Urban Forester.

Please refer to updated revised landscape drawings for more detailed plans.

b. The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.

Please refer to revised Landscape Drawings for considered cannot shade trees planted in areas where rooting space may be limited.

DRB ZONING REVIEW

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 Moehring