



7500 NE 4<sup>th</sup> Ct., Suite 100 Miami, FL 33138

## Response Narrative

Date: 08/07/2023

To: City of Miami Beach, Planning and Zoning Department  
1700 Convention Center Dr  
Miami Beach, FL 33139

Attn: Planning Department – Gabriela Freitas

From: Wesley Kean

Re: 2740 North Bay Ave.  
Modification to HPB # 7132 to review and approve new single-family house.

Comment Response Narrative

Received by KoDA on Monday, July 3<sup>rd</sup>, 2023.

2. HPB Plan Review – Fail James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov

Comments:

jamesseiberling@miamibeachfl.gov

Comments: First Submittal: June 20, 2023  
Comments Issued: July 3, 2023  
Final Submittal & Formal Submittal (CSS): August 07, 2023  
Notice to proceed issued: August 14, 2023  
Agenda finalized & all fees paid by: August 16, 2023  
Tentative HPB meeting agenda date: October 10, 2023

SUBJECT: HPB23-0587, 2740 N Bay Road.

### 1. DEFICIENCIES IN PRESENTATION

Responses issued by KoDA.

a. Lot width is measured at the required front yard setback (length of are at 20' back from the front property line).  
Provide lot width dimension on the site plan on sheet Z-006. The average of the front and rear property lines is only applicable if the lot fronts on a turning circle of a cul-de-sac or a circular street with a radius of less than 230 feet.

RESPONSE: Lot width was updated and dimensioned from required front yard setback. Sheets Z-002, Z-006, Z-007, Z-008, Z-009, Z-100, Z-101, Z-102, Z-103, Z-302, Z-303, Z-400, Z-400.1 and Z-600 were updated to show updates.

b. Revise required interior side yard and sum of the side yard setbacks to comply with the lot width as outlined above, in plans and zoning legend.

RESPONSE: Interior side yard setbacks and sum of side yard setbacks and zoning legend were updated on sheets Z-002, Z-006, Z-007, Z-008, Z-009, Z-100, Z-101, Z-102, Z-103, Z-300, Z-301, Z-302, Z-303, Z-400, Z-400.1 and Z-600 to show updates.

Sheets Z-010 and Z-011 were added to represent the requested variances:

1. Northwest side yard setback (section 7.2.2.3 development regulations (RS))
2. Sum of side yards setback (section 7.2.2.3 development regulations (RS))

c. The accessory building setback is not applicable within the required front yard, on the rear yard. Please remove references on plans.

RESPONSE: Accessory building setback annotations were removed from plans. Sheets Z-006, Z-007, Z-008, Z-009, Z-100, Z-101, Z-102, Z-102, Z-302, Z-30 were updated to show changes.

d. Provide details of the proposed carport within the front yard including an enlarged plan, roof plan and elevation and section drawings. Provide setbacks from front and side interior property lines to the nearest column. If portions of the canopy project, dimension projection into required setback (25% of setback up to a max of 6').

RESPONSE: New sheet was added, Z-600 – CARPORT DETAILS, providing requested carport drawings in addition to updates on sheets Z-007, and Z-100.

e. Sheet Z-009, revise front and rear yard open space diagrams and calculations to include the portions of the front and rear yards that are also located within the required side yards.

RESPONSE: Front and rear yard open space diagrams were updated, and sheet Z-009 was updated to reflect changes.

f. The directional elevation labels on sheets Z-200 through Z-203 appear to be incorrect.

RESPONSE: Directional labels were updated to label correct elevations through requested pages.

g. Demonstrate compliance with the roof deck regulations outlined in section 7.2.2.3(b)(viii) of the land development regulations, including setbacks and coverage.

RESPONSE: Annotations and dimensions were added to show compliance with roof deck regulations. Sheets Z-008 and Z-103 were updated.

h. The cabinetry/sink located at the roof level is not a permitted height exception, please remove.

RESPONSE: Cabinetry/Sink at roof level was removed and plans on Sheet Z-103 was updated to reflect changes.

i. Include the design development drawings and diagrams that are located in the historic resources report in the architectural plans.

RESPONSE: Pages Z-004.6 and Z-004.7 were added and contain design development drawings and diagrams.

j. Dimension all projections into required setbacks including balcony and roof overhangs (25% of setback up to a max of 6').

RESPONSE: Dimensions of all projections into required setbacks were added. Sheets Z-006 Z-100, Z-101, Z-102, Z-103 and Z-600 were updated.

k. Provide a rendering of the home from the sidewalk across North Bay Road at eye level (5'-6").

RESPONSE: New Sheet was added, Z- 800, and requested rendering was provided.

## 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends further development of the garage wall facing North Bay Road to break up the large expanse of cladding.

RESPONSE: KoDA took into consideration the staff's recommendation to further develop the garage wall and has added a window to the design. Changes in the garage wall can be seen on Sheets Z-008, Z-009, Z-200, Z-800 and Z-801.

b. Staff recommends further development/softening of the site wall along North Bay Road which could breaks, openings, landscaping in front etc.

RESPONSE: Site wall along North Bay Road was developed as recommended. A new gate design and additional landscape were added to further articulate the front wall. Updates can be found on sheets Z-100, Z-800, Z-801 and on landscape plans.

### 3.Planning Landscape Review - Fail

Response issued by Matthew Lewis, Landscape Architect

Comments: Provide a tree survey, tree disposition plan and landscape plans that comply with the Chapter 46 Tree Preservation Ordinance and the Chapter 126 Landscape Ordinance. Landscape plans are to be prepared by a Landscape Architect, licensed in Florida.

RESPONSE: Per the survey and the existing site conditions, the site has been completely cleared of trees, therefore a tree survey and tree disposition plan are not applicable per the Tree Preservation Ordinance.

We have included a City of Miami Beach Landscape Legend as part of the landscape submittal.

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The final submission also includes client requested changes and corrections. Please find them listed below:

- Increased square footage on master suite, living and dining spaces below. The proposed project remains below the permitted lot coverage at 29.5% (7,715 SF).
- Changes to master bedroom, bathroom, and closet layout.
- Changes to gym, spa and lounge layout.
- Relocation of BBQ.
- Changes in dock design (by others, under separate permit).
- New deck and planter over garage's roof.
- Lot depth was updated and resulted in changes to the rear setback, and rear yard calculations.

END.