



August 2, 2024

Attn: City of Miami Beach
Planning and Zoning Dept.

Project: DRB24-1038
Final Submittal (August 4, 2024)
New Single Family Residence
1265 N. Biscayne Pt. Rd.
Miami Beach, 33141

Re: Response Narrative to DRB First Submittal Comments

Planning and Zoning:

1. APPLICATION COMPLETENESS

a. The file number, DRB24-1038, shall be noted in the land use board application.

The land use board application was revised to include the file number, DRB24-1038.

b. The Letter of Intent shall respond to the design review criteria of sec. 2.5.3.1 of the Resiliency Code.

The Revised Letter of Intent responds to the design review criteria of Sec. 2.5.3.1 of the Resiliency Code.

c. The front yard open space is deficient would require a variance as proposed. Please revise the Letter of Intent and respond to the variance criteria of sec. 2.8.3.1.

A variance is no longer required due to design modifications to the front yard that now meet the 70% open space in the Front Yard when an understory is proposed. See Sheet A23.

d. Please note that the lot depth is 150' as taken from the property corner. The portion of the area that contains the concrete deck cannot be used for zoning purposes (lot depth, unit size, lot coverage, etc.).

The majority of the concrete deck is not over water. The existing sea wall is 12" inset of the concrete edge. Under DERM permit process no. CLI-2024-0138, the applicant has applied for a new seawall that will have a 2' wide cap, which adds 12" to the existing sea wall. As such the centerline of the proposed sea wall coincides with the outer edge of the existing sea wall. For this application, the land area of the lot is calculated to the centerline of the proposed sea wall, which is a lot depth of 157'-0".

e. Provide a site plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).

The revised site plan is fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths. See Sheet A20.

f. Please upload color renderings for the east and west elevation.

See new color renderings including view for the east and west side façade elevations. See Sheet A15.

g. A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.



A yard drawing is included in the revised set and includes the east and west side façade elevations. See Sheet A37.

h. If applicable, a variance and waiver diagram shall be included in the final submittal set.

Waiver diagram sheets are included in the final submittal. See Sheet A25 and Sheet A26.

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.

The estimated Cost of Construction for this residence is \$2,000,000.00 and will be reflected in the letter of intent.

b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

"FINAL SUBMITTAL DRB24-1038" has been added to front cover and side title blocks. See Sheet A00.

c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Drawings submitted are dated, signed and sealed.

3. DESIGN RECOMMENDATIONS

a. The architectural features at the front façade is imposing and accentuates the massing due to the verticality of the louvers. Staff recommends seeking a design waiver for the additional open space along the east elevation in order to recess the second-floor bedroom and provide a greater front setback. Additionally, the architect should further explore reducing and/or removing the metallic louvers to provide horizontal elements as shown in the rear elevation. The design at the front elevation shall be reduced in scale and provide further movement.

The design skillfully breaks up the massing with distinct differences in the louvers on the east and west sides. On the east, the louvers are set back 1'-8" from the front yard setback line, while on the west, they are set back an additional 1'-7" at 3'-3" from the front yard setback. The louvers also differ in spacing and separation from the main façade, with the east side louvers angled to provide transparency into an expansive courtyard open for an additional 26'-11". The angled columns and additional depths for the stairs located on the west side, upper balcony on the east side second floor, and both sides of the understory further reduce the scale and massing at the front. This variation creates movement and further breaks up the massing.

b. The front fence consists of a light Petra finish however, the renderings appear to show the wall engraved in score lines. Is this a natural stone? Please provide details and specifications on the material of the fence for further review.

Details are provided showing a Fluted Cladding Tile to be installed on the structure of the front fence wall, and columns on the front façade. See Sheet A400.

4. ZONING COMMENTS

a. The south elevation does not comply with the minimum open space requirement at the understory level. Approximately 27'-2" of the front façade shall be completely open and unobstructed at the understory level.

We have complied with the open space requirement for the understory and shown the depths of elements at the understory to comply with the intent of the code. See Sheet A24 Elevation Diagram 01.

b. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.



We have noted a different surface finish for the parking at the understory. See Sheet A29.

c. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

See attached written confirmation (email) from Public Works that the Future Crown of Road at this address is 4.4 NAVD (5.96 NGVD).

d. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

All exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. See note on sheet A29 to specify this condition.

e. Please note that concrete deck along the north elevation cannot be included in the overall lot area. As a result, the unit size and lot coverage shall be reduced to comply with code requirements of sec. 7.2.2.3.b.5 and 7.2.2.3.b.7.

The majority of the concrete deck is not over water. The existing sea wall is 12" inset of the concrete edge. Under DERM permit process no. CLI-2024-0138, the applicant has applied for a new seawall that will have a 2' wide cap, which adds 12" to the existing sea wall. As such the centerline of the proposed sea wall coincides with the outer edge of the existing sea wall. For this application, the land area of the lot is calculated to the centerline of the proposed sea wall, which is a lot depth of 157'-0".

f. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

The Future Adjusted Grade is calculated: $9.0' \text{ NGVD (DFE Min)} + 5.96' \text{ NGVD (FCR)} = 14.96' \text{ NGVD} / 2 = 7.48' \text{ NGVD FUTURE ADJ GRADE. See attached written confirmation (email) from Public Works.$

g. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 1.2.1 of this Code.

Driveway and parking areas that are open to the sky within any required yard shall be composed of pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1. See added note to sheet A29.

h. The proposed fence shall be setback two feet from the front property line at a height of 6'.

The proposed fence wall has been moved to the property line and is now maximum 5'-0" height from grade. See Sheet A400.

i. Walkways cannot exceed a maximum width of 44".

Noted and adjusted in the plans or dimension noted width of walkways. See Sheet A20.

j. The proposed entrance steps cannot exceed a maximum width of five feet.



Noted and entrance steps reduced to 5'-0" maximum. See Sheet A20, A23, and A29.

k. The paved deck/surface along the west elevation shall be setback 7'-6" from the interior side lot line. If this will be utilized as a walkway, please reduce the width to 44".

We have shifted the stair / walkway on the north west side yard to be within the 10'-0" setback and reduced the walkway to where the 7'-6" setback intersects the walkway. See Sheet A18, A21, A23, A27, A28, A29 and A100.

Sincerely,

Enrique Rene Gonzalez, AIA, LEED AP
Principal, Gonzalez Architecture
State of Florida Registered AR94719