

May 01, 2024

**CITY OF MIAMI BEACH**  
PLANNING DEPARTMENT  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**RE: Permit # DRB 23-0960**  
Project name: Denbora Bay II  
704 84th Street, Miami Beach, FL 33141  
DRC Review Comment Response

Building official:

Below please find responses to your comments issued on the above-mentioned project number. We hope this helps to clarify our responses for your next review. We are available for any clarification any time. Thank you for your help throughout this process.

## 1. APPLICATION COMPLETENESS

**a) Provide a section drawing of the required yard including all elevations to encroachments.**

**R:** Yard sections including all elevations to encroachments are address on Sheets: A7-1.01 & A7-1.02

## 2. ARCHITECTURAL REPRESENTATION

## 3. DESIGN RECOMENDATION

**a) The proposed screening along the front elevation shall consist of a different treatment that conceals the staircase from the right-of-way. Additionally, the screening shall be provided at the ground level.**

**R:** the proposed screening has been updated with a different treatment in the front elevation. Moreover, it conceals the staircase from the right-of-way. Additionally, the screening is provided at ground level, working as the entrance gate for pedestrian use.

**b) Provide a detail section of the ground level vestibule for further review.**

**R:** Vestibule Section is address on sheet A3-1.02 CROSS SECTION, cross section #3 & cross section #4

**c) The glass railings on the exterior elevations appear to be opaque. It is highly recommended to provide a clear and transparent finish for the glass.**

**R:** The glass railings have been updated to be transparent in all exterior elevations.

**d) Please clarify if the wood siding that is labeled as #1 and #3 on the material legend consist of natural wood or a synthetic material that appears to be of a wood finish.**

**R:** Material Legend has been updated in all elevations, specifying the material details.

**e) The renderings need to be of a high resolution and quality. The renderings appear to be blurry, and the materials need to reflect what is shown in the material legend. For example, wood siding #3 has a different pattern than what is represented in the renderings/elevations.**

**R:** 3-D renders and perspectives have been updated to have a high resolution and quality.

#### **4. ZONING COMMENTS**

**a) The required yard shall comply with the minimum and maximum yard elevation of sec. 7.1.2.3.b.**

**R:** yard elevation can be found on Ground level floor plan, sheet A1-1.01. As well as on sheet A7-1.01 and Wall detail A7-1.03

**b) The roof overhangs cannot exceed a maximum projection of 25% of the required yard. Dimension the roof overhang along the west and east elevation.**

**R:** Roof overhangs are dimension in all plans. None of the projections are over the 25% of required yard setback.

**c) A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious area overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. A variance would be required as proposed. Please revise parking space #5 to meet the minimum width of 8'-6".**

**R:** Parking space #5 have been updated to accommodate a width of 8'-6".

**d) Pavement associated with the understory level shall be setback at a minimum 7'-6" from the interior side lot line. This includes the pavement that encroaches into the required yard along the west elevation at the ground level.**

**R:** Noted and addressed all pavement are inside of setbacks.

**e) Provide a written narrative with responses.**

**R:** Noted.

Please let us know any questions or comments you may have. Thank you for your attention in this matter.

Respectfully Submitted,

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