

9822 NE 2nd Avenue,  
Suite 9,  
Miami Shores, FL 33138

Andres Hollmann  
9822 ne 2nd Avenue, Miami Shores, FL, 33139  
12/27/2024

City Of Miami Building Department  
Response to BDC-1 –ZBA24-0170  
4521 Pine Tree Dr, Miami Beach, FL

## Zoning

a. Indicate if insulation or other roofing materials will be placed above the main roof slab, as these are not allowable height encroachments. Such materials must be placed below the proposed height limit.

The southern elevation of the home does not comply with requirements for two-story homes in section 7.2.2.3.b.2.A requiring "Two-story side elevations located parallel to a side property line shall not exceed 50 percent (50%) of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least 8 feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent (1%) of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent (50%) of the required interior open space area shall be sodded or landscaped previous open

R. Noted. The slab above the conditioned area is at 29'-6", the insulation above is 6" for a total of 30'-0" NGVD

The top of the slab above the east, west and south balconies is at 30'. The top of the parapet wall on the north side is also at 30' NGVD.

R. We have adjusted the setbacks as follows to comply with the requirements:

1. Total side setbacks 10% of the lot width ,the sum of the required side yards shall be at least 25% of the lot width
2. The south setback required will be 15', (min 10% of the lot width), we provided an additional 8' on that side for a total of 23'
3. The north side required setback will be 22'-6" (15% of the lot width), We will provide an additional 2" for a total of 22'-8". We modified the north façade to have 1% of the lot area the open sky.

space. The additional open space may contain mechanical equipment. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line...". Revise plans to comply, otherwise a waiver can be requested from the DRB. In order to comply, the open space must be open to the sky from the ground level.

The roof terrace on the accessory structure is only permitted within the main building footprint. The terrace must be scaled back to the rear setback line. Provide a southern elevation of the pool house, identifying the rear setbacks to ensure that the terrace does not encroach.

d. Page A-2.0 Portions of the area labeled "TRELLISED ROOF EXCLUDED" that extend more than 5 feet from the exterior wall of the home and have a solid roof must be included in the lot coverage.

e. Page A-2.3 Open space / pervious area. The rear yard includes the entire width of the lot. Revise open space calculations to include the portion of the rear yard that falls within the side setbacks. See definition: "Yard, rear means a yard extending the full width of the lot between the main building and the rear lot line."

f. Provide setbacks and height of mechanical equipment near the southern property line.

g. Provide width of driveways. Indicate driveway setback from the northern property line.

Add a " FINAL SUBMITTAL" to front cover title of plans for heightened clarity.

**R. Corrected. See revised page A.1.5 and A-2.2**

**R. Corrected. We added the 5' wide solid roof around the open trellis area. See revised open space diagram page A.2.0**

**R. Corrected. See revised open space diagram page A.2.3**

**R. Noted. See revised page A.2.5.**

**R. Corrected. See Site plan page A.1.0**

**R. Provided.**



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

**R. Separate letter of intent provided.**

Page A-2.6 Variance diagram 03. In Addition to the provided image, provide a site plan identifying the required and proposed setbacks.

**R. Provided. Dimensions of required and provided setbacks provided on page A-1.0**