

ARCHITECTURE NARRATIVE

(DRB24-1052)

Zoning Comments

Property Address: 4330 NAUTILUS DRIVE MIAMI BEACH, FL, 33140

Draft Notice:

DRB24-1052, 4330 NAUTILUS DRIVE: An application has been filed requesting Design Review Approval for the new construction of a two-story residence with an understory, including a variance to reduce the minimum required front yard sodded or landscape pervious open space for understory homes, a variance to exceed the maximum width for steps located in the required front yard, including one or more waivers, to replace an existing residence.

Please provide a narrative response to the comments listed below. Provide page location if applicable.

1. APPLICATION COMPLETENESS

a. 3/18/25: NOT ADDRESSED. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). Provide 3 houses on each side of the property and 7 houses across from the street from W 43rd Street.

[Please see sheet A-0.4C.](#)

b. 3/18/25: Plans are 63 KB, please divide pdf file. - Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.

[The Architecture Set has been divided into 3 separate files, none larger than 25kb.](#)

c. 3/18/25: File naming: All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

[The Architecture Set files have been named accordingly.](#)

2. ARCHITECTURAL REPRESENTATION

a. 3/18/25: NOT ADDRESSED - Provide an Exploded axonometric diagram showing second floor in relation to first floor and understory level. (Check list item 22)

[Please see sheet A-0.8C.](#)

b. 3/18/25: There are areas that have not been accounted for in the lot coverage calculation. Specifically, the second-floor and roof plan projections on the front elevation, particularly in front of bedroom/gym #4 after the balcony and void extending east, as well as the area extending north from the enclosed main stair. The roof overhang to the east of the balcony below should be included. (Any projection exceeding 5 feet must be included in the lot coverage calculation.) With the proposed lot coverage at 29.9%, adjustments will need to be made to reduce the lot coverage elsewhere or a variance must be sought. This could significantly affect the home's design. It is the applicant's responsibility to ensure

compliance with these requirements. Please revise accordingly. // Lot coverage: Provide lot coverage diagrams on a separate page. Include diagrams and calculations, for the first floor, second floor, and roof plan (e.g., projections). Use different colors to enhance clarity. Include subtotals and the overall total. Note that first-floor rear balconies extending more than 5 feet in front of the family room and primary bedrooms should be counted. Similarly, second-floor overhangs on the front elevation, specifically in front of the open-to-below space and bedroom/gym #4, should be included. Roof overhangs on the front elevation that extend beyond the floor bellow's overhangs must also be counted. Carefully review all projections and revise the calculations and zoning data accordingly.

According to our analysis, we can only find 15 square feet of overhangs that exceed 5 feet, and that were not counted towards Lot Coverage. We propose to reduce the Family Room by 1 foot, or 17 square feet, to compensate for the additional area, thereby reducing the overall Lot Coverage by 2 square feet. This modification has made a negligible impact to the overall design intent. If the City believes there are more areas that should be counted towards Lot Coverage, please help us identify those areas.

c. 3/18/25: INSUFFICIENT, the covered structure is not complying with section 7.2.2.3.b.9.k, revise setbacks and provide area calculations otherwise a variance may be required for this. // Provide the roof deck covered structure plan with dimensions and provide an additional diagram with size calculations per City Code.

See Roof Deck Diagram A-0.7, where the covered area is shown less than 20% of the floor below. The Roof Plan on A-1.3 shows the covered structure set back from the walls below by 10 feet. Please clarify what the City finds to be insufficient.

d. 3/18/25: Provide windows frame material/color and staircase leading to roof deck material/color , Exterior perimeter wall color, driveway and ped gates // Materials: provide a legend on each page with materials images, provide name, color, finish etc. number each material and provide the corresponding number on the elevation material text. Clarify windows frame color finish and glass color. Clarify PTD stucco colors being used. Provide entry stair material. Clarify roof overhangs color and material

See sheets A-2.1 for clarified materials. Please note that the material for the driveway has not yet been determined but it will be a paver on sand.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. 3/18/25: Allowable encroachments within required yards/ Projections: Provide a projection dimension from the required side yard to the corner of the planter/overhang located on the first floor at the north east side corner. It seems that this is projecting more than 25% of the required yard. Revise // Projecting Terraces and roof overhangs located on sides cannot exceed 25% of the required side yard; provide projection dimension from side setback.

The overhangs and balconies on the NE side have been reduced to encroach no more than 5 feet into the rear setback.

See sheets A-1.1 and A-1.2.

5. Notes

a. Address pending comments for the June hearing final Submittal on 04/06 These comments have been provided as a

preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.