



**DESIGN REVIEW BOARD NUMBER: DRB24-1045**

**PLAN ADDRESS: 437 WEST 31ST STREET**

**APPLICATION DATE: 08.02.24**

**PARCEL: 0232270010661**

**DESCRIPTION: REQUEST FOR DESIGN REVIEW OF SINGLE-FAMILY HOME WITH UNDERSTORY AND FRONT SETBACK VARIANCE AND WAIVERS**

**Narrative Responses:**

**1. APPLICATION COMPLETENESS**

- a. Include the cost of estimate under a separate cover or in the letter of intent.  
**Response: The estimated cost has been included in the letter of intent and in the cover sheet.**
- b. The property owner information, total gross floor area, and total area of new construction shall be completed in the land use board application.  
**Response: The requested information has been included in the land use board application.**
- c. A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.  
**Response: The front and rear yard section was included as part of the First Submittal in the Sheet A4.4. For side yards sections an details refer to sheet A4.1 and A4.3.**
- d. Provide Required yards section drawings from property line showing elevation heights. **Response: The front and rear yard section was included as part of the First Submittal in the Sheet A4.4. For side yards sections an details refer to sheet A4.1 and A4.3.**
- e. Provide Pool equipment location.  
**Response: Refer to sheet A1.0 Proposed Site Plan.**

- f. Provide an original signed & sealed survey, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 1.2.1 of the City Resiliency Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. Without this the application cannot move forward; the survey provided shows an existing house, the application also states that there is an existing building and per LOI the site is a vacant lot. All information shall be consistent in the application materials.

**Response: Refer to survey for updated information.**

- g. The front yard required open space shall be counted from the 15 FT proposed setback with variance not the standard 30FT; revise calculations and if is not complying with code a variance shall be requested.

**Response: Calculations have been updated to 15 ft proposed setback. Refer to A-1.5 Open Space Diagram.**

- h. Lot area from survey shall be consistent with Zoning Data.

**Response: The lot area specified in the survey is 6,125 square feet, as indicated under "Surveyor's Report (3) Area." This area has been consistently shown in the "Zoning Data Sheet" and used in all related calculations. Additionally, the lot area was cross-referenced with the "Miami-Dade County Property Appraiser," and it matches their records.**

- i. LOI: Respond to Design Review Criteria, Section 2.3.3.1

**Response: Responses to the Design Review Criteria have been added to the LOI.**

- j. LOI: Clarify that two waivers are being requested for each side (east and west) related to the Two-story side elevations, without incorporating additional open space.

**Response: LOI has been updated to clarify this accordingly.**

- k. LOI: At least 35 percent (35%) of the second floor along the front elevation shall be set back a minimum of 5 feet from the minimum required setback. As presented the walls framing the recessed balcony and the overhang requires a waiver, include this request.

**Response: This waiver has been included in the LOI as an additional request.**

- l. The context location plan shall consist of a minimum 8.5" x 11", color aerial, within a ½ mile radius, identifying the site and showing the name of the streets. The map provided is only showing the east side of the radius.

**Response: Supplemental Context Location Map showing full radius has been included in the Resubmittal.**

- m. Demolition Plans (Floor Plans & Elevations with dimensions) shall be submitted.

**Response: Demolition plans are not required as the project is based on a vacant lot. Please refer to the updated survey for more details.**

- n. LOI: respond to Design Review Criteria section 2.5.3.1

**Response: LOI has been updated to respond to Design Review Criteria.**

- o. Provide a contextual Elevation Line Drawings, corner to corner, across the street and

surrounding properties (dated).

**Response: The required information was included in the initial submittal. Please refer to Sheet A-6.10, Contextual Street Elevation. Note that the street where the building is located has only three properties from corner to corner.**

- p. Print one set at 11X17 and revise text, dimensions for legibility, adjust accordingly.  
**Response: Acknowledge**
- q. Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.  
**Response: Acknowledge**
- r. In addition to the materials and reference board, provide colored elevations or rendered elevations (maximum 2 per page) with the materials proposed and the corresponding labels on the façade location.  
**Response: Refer to Rendered Elevations sheets.**

## 2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.  
**Response: The estimated cost has been included in the letter of intent and in the cover sheet.**
- b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.  
**Response: Addressed. Final Submittal Date and DRB File number have been added to the cover sheet.**
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.  
**Response: Acknowledge**
- d. Required/provided setbacks shall be shown on all floor plans, elevations and sections, any projections into the setbacks shall be dimensioned.  
**Response: Addressed. Setback lines have been shown in all plans, elevations and sections.**
- e. Site plan: show/clarify where the proposed walls/fences start and end, provide height from grade and setbacks if applicable. The proposed fences and walls shall comply with section. 7.2.2.3.b.12.H. Provide detailed elevations on a separate page with material, colors and height dimensions from grade for the two fronts fences. (W 30th Street and Royal Palm Ave.)  
**Response: Addressed. Refer to sheet A-1.0 Proposed Site Plan and A-4.5 Fence Elevations.**
- f. Zoning Data: maximum height for flat roof is 24 not 27. Revise.  
**Response: The maximum height of 24' has been updated. However, according to the Section 7.2.2.3 of the Miami Beach Resiliency Code, in the building height illustration, understory buildings have three feet extra for maximum height. According to this for a R-4 district the maximum height allowed would be 27' (24'+3') for flat roofs, and 30' (27'+3') for sloped roofs.**
- g. Front overhang projection cannot exceed 25% of the front yard, in this case, it should be measured from the 15 FT setback, provide calculations and projection dimensions. Update renderings accordingly.  
**Response: Please refer to sheets A2.3 and A-4.4, where the proposed and**

required setback lines, along with the respective projection of the overhang, are shown. The allowed encroachment for a 15-foot setback is 3 feet 9 inches, and the proposed 3-foot 8-inch overhang encroachment complies with the code. The 3D model accurately reflects this dimension; any exaggeration observed in the rendering may be due to an optical illusion.

### 3. DESIGN RECOMMENDATIONS

- a. Staff recommends that the projecting overhang on the required front yard be recessed. As proposed, is imposing on the front yard facing the ROW and not compatible with the surrounding homes. See review criteria 7.2.2.3.2.E

**Response: Please refer to sheets A2.3 and A-4.4, where the proposed and required setback lines, along with the respective projection of the overhang, are shown. The allowed encroachment for a 15-foot setback is 3 feet 9 inches, and the proposed 3-foot 8-inch overhang encroachment complies with the code. The 3D model accurately reflects this dimension; any exaggeration observed in the rendering may be due to an optical illusion.**

### 4. ZONING COMMENTS

- a. Lot coverage: the portion of the open terrace in front of the kitchen and family room windows that exceed 5 FT in projection shall be included in lot coverage calculations and diagrams. Per section. 7.2.2.3.b.7

**Response: The portion of the open terrace in front of the kitchen and family room windows that exceed 5 FT in projection has been included in lot coverage calculations and diagrams. Refer to Sheet A1.4.**

- b. Understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. Provide an interior elevation for the wall that divides the parking area and pool area. on plans clarify what type of wall is this.

**Response: There are no walls inside the understory level. The referenced element is a 4-foot metal fence enclosing the pool. Please refer to sheets A-1.0 and A-2.0 for details.**

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

**Response: Acknowledged. All parking spaces are located within the understory level and have been differentiated from the other areas with distinct pavement. Please refer to sheet A-2.0 for details.**

- d. At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement; adjusted Grade, means the midpoint elevation between grade and the minimum required flood elevation for a lot. Provide values on zoning data and sections. If the water portion is counting towards the required open space demonstrate compliance on the building section.

**Response: The water portion is not counting towards the required open space.**

- e. 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.

**Response: The understory level has been established at 6.00' NGVD. According to Mr. Aaron Osborne from the Public Works Department, the future crown of the road is 4.4 NAVD (see email in the final submittal package). Converting 4.4 NAVD to NGVD gives 5.945 NGVD. Therefore, our understory level at 6.00' NGVD**

**is higher than the future crown of the road.**

- f. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the paver finish at the understory level.

**Response: All paver materials have been upgraded to pervious / semipervious materials. Refer to sheet A-2.0.**

- 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. Provide driveway material finish.

**Response: The finish material used in the driveway is concrete pavers.**

- h. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above. Provide screen details, height dimensions on sections and update elevations, renderings as applicable.

**Response: A screen fixture has been added in the roof plan to enclosure the mechanical equipment. All elevations, sections, etc. have been updated accordingly.**

## 5. NOTES

- a. All variances and waivers needs to be identified in the LOI. **BRFLT**

Best Regards,

Manuel D. Fernandez, AIA  
AR95601