

P O R T U O N D O P E R O T T I
A R C H I T E C T S

Date: October 31, 2023

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Project Name: 24 Palm Ave Residence
Project Address: 24 Palm Avenue
Miami Beach, FL

Process #: DRB23-0931

Subject: Response to Planning Comments

1. Application Completeness

- a. The owner affidavit or alternative owner affidavit shall be completed, signed, and notarized on sheet four of the land use board application.

Response: A signed affidavit has been included in the application package

- b. Provide a signed and dated letter of intent that outlines the application details and identifies hardships if variances are requested. If applicable, the letter of intent shall respond to the hardship criteria of sec. 2.8.3 of the Resiliency Code. Additionally, the letter of intent shall respond to the sea level rise and resiliency criteria of sec. 7.1.2.4.

Response: The letter of intent was previously sent and is also included in this submittal.

- c. Upload the property owner's list and copy of the original certified letter from provider (see #52 for submittal requirements of mailing labels in the pre-application checklist).

Response: All mailing documents were previously sent and are included in this submittal.

- d. Provide an electronic version of the original signed and sealed, dated no more than six months from date of application. Survey must provide the lot area, legal description, B.F.E., grade as defined in sec. 1.2.1 of the City Code. If no sidewalk exists, provide the elevation of the crown of the road. The copy of the original survey shall be included in the plan package.

Response: A property survey was provided with the original submittal on 4/2023. An updated survey is included in this submittal.

- e. Checklist 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.

Response: The context location plan is included in this submittal. Refer to sheet A-003.3 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf

- f. Provide current color photographs, dated, minimum 4"x 6" of context, corner across the street, and surrounding properties (dated), with a key directional plan (no Google images).**

Response: Photographs are included in this submittal. Refer to sheets A-207 – A-209 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf

- g. Provide separate shaded Diagrams and calculations for Lot coverage as defined in Section 7.2.2.3.b.7 of the Resiliency Code. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are being included in the lot coverage by providing a breakdown of the total square footage and percentages.**

Response: Refer to the Lot Coverage diagram on sheet A-003 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf

- h. The required and proposed setbacks shall be noted on the overall site plan (sheet A-100.0).**

Response: Refer to revised sheet A-100 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf. Dimensions have been added.

- i. Include current color photographs, dated, minimum 4"x6", of project site and existing structure (No Google images).**

Response: Refer to sheet A-210 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

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

Response: The full demolition plan for the original house has been included in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- k. Provide a roof plan and include the elevation of all height exemptions.**

Response: Refer to sheets A-105 – A-105.2 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- l. Please provide a copy of the approved master building permit that is referenced in the elevation sheets.**

Response: These drawings were provided with the original submittal on 4/2023. This is a very large file and is already in the online portal.

- m. A contextual Elevation Line Drawings shall be submitted and include properties from corner to corner, across the street (dated).**

Response: Not provided.

- n. Exploded Axonometric Diagram (showing second floor in relationship to first floor).**

Response: Not provided.

- o. Provide a section drawing that includes the required yards and all elevations of the encroachments.).**

Response: Refer to sheets A-301 – A-307 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

2. Zoning Comments

- a. The covered balcony does not count towards the unit size calculation.

Response: Covered balconies have been removed from the unit size calculation.

- b. Provide the dimension of the lot width from the required front setback line.

Response: Refer to sheet A-100 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf. The dimensions has been added.

- c. Two-story side elevations located parallel to a side property line shall not exceed 50 percent 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 second story side elevation on the west elevation shall comply with the design criteria of sec. 7.2.2.3.b.2.a. Please be aware that would require a waiver if additional open space is not provided.

Response: This is the waiver we are requesting. Please refer to the letter of intent.

- d. The elevation (height) of the open space (courtyard) on the east elevation shall not exceed the elevation of the first habitable floor, and at least 50 percent of the required interior open space area shall be sodded or landscaped previous open space.

Response: Please provide clarification for this comment. The courtyard on the east side of the house is 7-3/4" below the first habitable floor. Refer to sheet A-101.2 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- e. 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.

Response: This project has already been fully vetted and approved by all the departments. The proposed yard elevations comply with the requirements of the code.

- f. The maximum yard elevation in the front and interior sides is B.F.E. However, the rear yard cannot exceed D.F.E. (B.F.E. plus freeboard).

Response: The first submittal was missing some graphics in the site plan sheet A-100.2. The area that is shown higher are some steps going down to the pool deck.

- g. Roof decks shall not exceed 6 inches above the highest point of the proposed flat roof and shall not exceed a combined deck area of 25 percent (25%) of the enclosed floor area immediately one floor below, regardless of deck height. Provide the dimensions of the roof deck for further review.

Response: The roof deck is only composed of tile over the concrete roof deck. And is 444.86 SF which is significantly less than 25%. Please refer to sheet A-105.2 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- h. Roof decks shall be setback a minimum of 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots.

Response: Please refer to sheet A-105.2 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- i. The maximum height of the equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the pool equipment measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.

Response: Please refer to sheet A-203.1 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- j. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.

Response: The proposed driveway is 12'-0" wide refer to detail 02 on sheet A-100.1 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- k. Please clarify if the 8" cmu wall along the property line is existing or is being proposed along the front and interior sides. If the fence is new, please provide a detail section of the property wall as measured from grade.

Response: Refer to sheet A-100.1 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf. The site wall detail has been added.

- l. The gravel walkway cannot exceed 44" in width.

Response: A note has been added to sheet A-100 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf that the gravel walkway will not exceed 44" wide.

- m. Include the maximum projection of the roof overhang along the front yard.

Response: The projection shown along the front yard is a covered balcony that projects 3'-0". Refer to sheet A-100 in PDF document DRB23-0931_24 PALM AVENUE_PLANS.pdf.

- END OF COMMENTS -

If you should have any questions, please do not hesitate to give us a call.

Sincerely,



Raul Lima, AIA, NCARB
Senior Project Manager
Portuondo Perotti Architects