

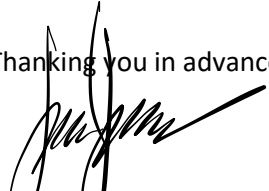
DATE: SEP 8, 2024
DRB#: DRB24-1051
ADDRESS: 310 S. Coconut Ln. Miami Beach, FL. 33139
REFERENCE: Response to Final Submittal DRB comments.

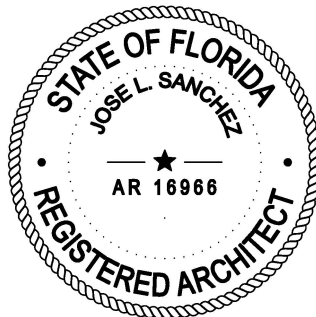
Dear Plan Reviewer,

Below, please find response to your recent comments.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.


Jose L. Sanchez, AIA, LEED AP
PRAXIS Architecture
AR0016966



1. APPLICATION COMPLETENESS

a. a. Application: Use the latest version of this document; it is found on our website at:

<https://www.miamibeachfl.gov/city-hall/planning/land-use-boards/>

- **APPLICATION UPDATED TO LATEST.**

b. Application: Is the property the primary residence & homestead of the applicant/property owner?

- **THE NEW HOUSE WILL BE PRIMARY RESIDENCE**

d. Provide file number and provide Complete owner information.

- **APPLICATION SHEET UPDATED.**

e. LOI: Respond to Design Review Criteria, Section 2.3.3.1

- **LOI PROVIDED**

f. 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 and 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. Provide written confirmation from Public works for the crown of the road value.

- **SURVEY UPDATE IN PROGRESS**

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

- **DEMOLITION PLAN PROVIDED. SHEET (A-0.11)**

h. Two-story side elevations additional open space, 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 required south open space has a dimension of 7'-6" , the waiver request needs to include this or the courtyard space needs to be revised.

- **WALL MOVED TO COMPLY WITH THE 8 FT MIN. (A-1.1, A-2.1, A-2.2, A-2.3, A-2.4)
A WAIVER IS REQUESTED FOR DECORATIVE BEAM ON 3RD FLOOR LOCATED IN THIS OPEN SPACE.**

i. Complete landscape plans shall be submitted upon the final review (tree survey, tree disposition plan, landscape plan, hardscape, lighting, etc.).

- **LANDSCAPE PLANS PROVIDED. (L-00, L-01, L-02, L-03)**

j. Exploded Axonometric Diagram (showing second floor in relationship to first floor).

- **AXONOMETRIC DIAGRAM ADDED (A-1.4)**

k. Print one set at 11X17 and revise text, dimensions for legibility, adjust accordingly.

- **IN ELEVATION AND SECTION SHEETS, TEXT SIZE INCREASED.**

2. ARCHITECTURAL REPRESENTATION

a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

- **TEXT ADDED TO COVER**

b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

- **INCLUDED IN SUBMITTAL**

c. Zoning Data/Site plan : provide lot width, lot depth values/dimensions, see Lot width definition per section 1.2.1

- **SHEET (A-1.0) CHART UPDATED.**

d. Required/provided setbacks shall be shown on all floor plans, elevations and sections, any projections into the setbacks shall be dimensioned.

- **SETBACKS TEXT ADDED TO SHEET (A-1.1), PER NEW DESIGN THERE ARE NO PROJECTIONS (EYEBROWS / BALC ETC.) INTO SETBACKS.**

e. A-1.4 Roof deck maximum allowed is 25% not 20%.

- **CORRECTED, 521 S.F. ROOF DECK. SHEET (A-1.4)**

f. Provide south and north elevation 3d renderings

- **NEW RENDERING ADDED**

g. A-4.1: Provide a section key plan with section marks

- **SECTION KEY ADDED TO SHEET (A-4.1)**

h. Provide section marks in all floor plans

- **SECTION MARKS ADDED (A-2.1, A-2.2, A-2.3)**

i. Revise section and elevations at roof level, for example the south elevation is not showing the elevator door

- **ELEVATION UPDATED(A-3.2) ELEVATOR DOOR LOCATED IN NORTH ELEVATION.**

j. 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. Revise height and Provide dimension for the mechanical equipment screen shown on A-3.2.

- **C.U. EQUIPMENT IS ENCLOSED IN DECORATIVE STRUCTURE, IT IS SETBACK 25.5FT AND 13 FT FROM BUILDING SIDE LINES. SHEET (A-1.1)**

k. Front Fence: Provide a detailed elevation with height dimension from grade.

- **FENCE ELEVATION ADDED TO A-3.1**

3. DESIGN RECOMMENDATIONS

a. Staff recommends that the front elevation between the Understory and first floor level incorporates more openings and or enlarge the existing ones located on the round volume, the steps be reduced in width and the landscape area located on the north side near the beam be moved forward and be opened, this will make the base of the home feel lighter and reflect the resiliency intent of having an understory level. Please revise the renderings and east elevation, the wide steps at the base are not corresponding with the floor plans.

- **RENDERING UPDATED. ENTRANCE STEP AREA REDUCED AND MORE OPENINGS WERE ADDED TO ROUND VOLUME.**

b. Staff recommends that the exterior square wall at the south elevation incorporates some opening or changes in planes.

- **MORE OPENINGS WERE ADDED TO VOLUME.**

4. ZONING COMMENTS

a. Proposed front fence at 6' height shall be setback 2 FT from property line, as proposed, there are portions of this fence that is not complying with the setback.

- **FENCE WAS MOVED 2 FEET FROM PROPERTY LINE AT ITS NEAREST POINT.**

b. Ste plan: proposed dock shall have a side setback of 7'-6" revise and provide dimensions.

- **EXISTING DOCK. TBD. UNDER SEPARATE PERMIT.**

c. Include roof top elevator on unit size calculations/diagrams.

- **ELEVATOR ADDED, 45 S.F. REMOVED FROM FLOORS TO MEED REQ. AREAS UPDATED TO MATCH . SHADED DIAGRAMS (A-1.4, A-1.5, A-1.1)**

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

- **DIMENSIONS TEXT ADDED, A-1.1**

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

- **SHEET (A-1.1, A-2.1) HATCH CHANGED TO SHOW DIFFERENCE BETWEEN GARAGE/ CARPORT, DRIVEWAY/WALKWAY AND UNDERSTORY. ALL EXTERIOR MATERIAL IS CONC. PAVERS ON COMPACTED SAND BASE.**

f. 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 a written confirmation from the Public Works Department to determine the future crown of the road for the site.

- **YARDS ARE TO BE RAISED TO 6.76' NGVD. (A-1.1)**

g. Provide/add future crown of the road and future adjusted grade values on the zoning data.

- **INFORMATION ADDED OT CHART. (A-1.0)**

h. 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 material finish of the paved surface at the understory level.

- **(A-1.1, A-2.1) ALL EXTERIOR, UNDERSTORY AREA TO BE CONC. PAVERS ON COMPACTED SAND BASE.**

i. The proposed pond located at the understory level shall be setback 5 FT from the exterior from the side of the underneath of the walls of the first habitable floor above.

- **POND WAS GIVEN 3 FT SETBACK AND 7FT ON OPPOSITE SIDE YARD TO AVERAGE THE 5 FT REQ.**

j. A-2.4 Provide labels for the different areas (roof deck, roof, planters, mech eq, etc)

- **LABELS ADDED TO PLAN (A2.4)**

k. Covered structures that are located on the rooftop level which are open on all sides, and do not extend interior habitable space shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below, and shall be set back a minimum of 10 feet from the perimeter of the enclosed floor below, provide the dimensions of the trellis and the setback from the building edge for further review.

- **TRELLIS SETBACK FROM BUILDING SIDE EDGE CHANGED TO 10FT.**

l. 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 and mechanical equipment measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.

- **GRADE =4.66' NGVD +10' = 14.66' NGVD. MAX**

FLOOD ELEVATION =9.0' NGVD+5' =14 FT MAX

**POOL EQ. – TOP OF POOL EQ. SCREEN PROVIDED EQUALS 12.0' NGVD
(BOTTOM AT 7.0' NGVD. +5 FT SCREEN=12.0' NGVD.)**

- **C.U. LOCATED ON ROOF. (24.0' NGVD)**

m. The walkway cannot exceed 44" in width on the required front yard

- **WALKWAY CHANGED TO 42" (A-1.1)**