

To:	City of Miami Beach Design Review Board
From:	Dakota Hendon, AIA – ANDstudio Architecture and Design
Date:	01/05/2025
Job Reference:	DRB24-1060 Address: 424 W Dilido Dr, Miami Beach, FL 33139
Subject:	Design Review Board Narrative Comment Response

Description of Comment Responses

Dear Plan Reviewer,

This narrative contains comment responses and changes based on feedback from the design review board first submittal for application DRB24-1060. Please find a more thorough summary of the changes below:

1) Application Completeness:

- a. Include the cost of estimate under a separate cover or in the letter of intent.
 - **Response:** Cost estimate was added to LOI document filename: *01-05-2025 DRB24-1060 - LOI*
- b. Survey: Provide lot area. This shall coordinate with zoning data and plans information, without this the application cannot move forward.
 - **Response:** Survey was requested to be updated with lot area. See survey document, filename: *01-05-2025 DRB24-1060 – Survey*
- c. LOI: provide construction date for the existing single-family home.
 - **Response:** Existing house construction date was added to LOI document, filename: *01-05-2025 DRB24-1060 – LOI*
- d. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code.
 - **Response:** Resilience criteria responses were added to LOI document, filename: *01-05-2025 DRB24-1060 - LOI*
- e. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1
 - **Response:** Criteria of section 2.5.3.1 were added to LOI document, filename: *01-05-2025 DRB24-1060 - LOI*
- f. Clarify on the LOI if the project is requesting any waivers and/or variances. If the project is requesting a variance the applicant shall respond to Section 2.8.3 of the City Resiliency Code for each Variance.
 - **Response:** Variance and additional review criteria responses were added to LOI document, filename: *01-05-2025 DRB24-1060 - LOI*
- g. Provide a Context Location Plan, Min 8.5"X11" Color Aerial 1/2-mile radius, identifying project and showing name of streets.
 - **Response:** New document for radius context map has been uploaded identifying radius, project, and street names. See filename: *01-05-2025 DRB24-1060 - Radius Map*
- h. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). In this case, provide 4 properties on the south side and four on the north side and across the street.
 - **Response:** New drawing showing context elevation has been added to the architectural plans set, see document filename: *01-05-2025 DRB24-1060 - Architectural Plans, Sheet: A0-07*
- i. Provide Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).this can be added to the LOI as an appendix.
 - **Response:** Full legal description of property was added to LOI document, filename: *01-05-2025 DRB24-1060 - LOI*
 - **Response:** Full legal description of property was added to Site Data and Sheet Index, Sheet: A0-01 located in document filename: *01-05-2025 DRB24-1060 - Architectural Plans*



- j. A required yard drawing shall be submitted that shows all encroachments and
- **Response:** All encroachments were labeled and added to Site Plan Sheet: A1-01 and Site Sections Sheets: A3-04 thru A3-12, see document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- k. Plans shall be set up on 11X17 format, print one set and revise text, dimensions for legibility.
- **Response:** All plans have been formatted to 11X17, All text and dimensions have been modified for legibility. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans* and *01-05-2025 DRB24-1060 - Architectural Plans - Renderings*
- l. Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.
- **Response:** Architectural plan set has been divided into (2) files not exceeding 25 KB. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans* and *01-05-2025 DRB24-1060 - Architectural Plans – Renderings*

2) Architectural Representation:

- a. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.
- **Response:** Final submittal and DRB File No. were added to Cover Sheet: A0-00, See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.
- **Response:** Final submitted drawings have been dated signed and sealed. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- c. Enlarge Zoning Data and provide this on a separate page.
- **Response:** Zoning Data has been moved to its own sheet, see sheet: A1-00 in document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- d. Provide an Exploded axonometric diagram showing second floor in relation to first floor and understory level.
- **Response:** New sheet created of an exploded axonometric showing the relations of each levels of the single family home, see sheet: A1-14 in document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- e. Lot coverage: separate lot coverage diagrams on a separate page; provide what is calculated on the first floor, second floor and roof plan (i.e. projections), provide subtotals and a total, Provide proposed lot coverage SF and % on zoning data sheet.
- **Response:** Sheet: A1-03 has been updated to show the lot coverage of each floor. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- f. Zoning Data and plans: provide existing lot coverage and unit size information and demolition site plan/plans.
- **Response:** Demolition Plan Sheet: D1-00 has been updated to show existing lot coverage and unit size. Location of Demolition Plan sheet has been moved to follow A1-00, see document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- g. Zoning Data: Provide proposed second floor setback.
- **Response:** Zoning Data Table has been updated correctly, see Sheet: A1-00. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- h. Zoning Data: all information shall coordinate with plans and documents submitted.
- **Response:** Zoning Data Table has been updated correctly, see Sheet: A1-00. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*

- i. Proposed Maximum height from DFE to T.O roof slab dimensions shall be shown on all sections and elevations. Revise.
- **Response:** All Section sheets and Site Sections sheets have been updated with dimensions from DFE to T.O. Roof Slab, see Sheets: A3-00 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- j. All floor plans: Provide required setback lines and the proposed setback dimensions.
- **Response:** All Plans have been updated with required setback lines and proposed setback dimensions, see Sheets: A1-01, and A1-10 thru A1-13. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- k. Provide the property line in all sections and site sections, provide section markers for all the detailed site sections 1 to 11 on the site plan. it is not clear where are these sections being taken from.
- **Response:** All Section sheets and Site Sections sheets have been updated to show required setback lines and property lines, see sheets: A3-00 thru A3-12. Site plan sheet has been updated to show all site sections referenced, see sheet: A1-01. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*

3) Design Recommendations:

- a. Staff is recommending that the fences and retaining walls are more compatible with the proposed design of the new home, staff is not in favor of the existing white fence with spikes.
- **Response:** Existing white fence with spikes will be removed and replaced with a new fence, see demolition plan sheet: D1-00. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*

4) Zoning Comments:

- a. Demonstrate compliance with 7.2.2.3.b.2.B.II. For two story homes with an overall lot coverage of 25 percent (25%) or greater, the following additional requirement shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard): At least 50 percent (50%) of the second floor along a side elevation facing a street shall be set back a minimum of 5 feet from the minimum required setback. Provide setback dimensions and overall dimensions.
- **Response:** BFE + Freeboard to T.O. Slab 2nd Floor has been lowered to 18'-0" see sheets, A2-00, A2-01, A3-00 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- b. Revise zoning data - line 21 A, the minimum required setback is not 90' frontage. The required will be 35% at 35 FT, not 31'-6". The proposed information will be the proposed second floor setback at 100%. Revise.
- **Response:** Zoning Data Table has been updated correctly, see Sheet: A1-00. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- c. Revise zoning data - line 21 B, the required and proposed information is inaccurate, if the length of the second-floor elevation is 62'-9" then the project is not complying with comment 4a above. Revise and provide dimensions to demonstrate compliance on plans.
- **Response:** Zoning Data Table has been updated correctly, see Sheet: A1-00. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- d. Required rear open space diagram: the setback 27'-5" is not corresponding with the zoning data. Revise information and calculations.
- **Response:** Zoning Data Table and all plans have been updated correctly, see Sheets: A1-03, A1-10 thru A1-13. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*



- e. It seems that the existing Retaining walls/fences are not complying with code, (provide the approved building permit, provide permit number and architectural plans only). Or they need to be demolished/replaced. Demonstrate compliance with Section 7.2.2.3.b.12.H. Provide height and setbacks if applicable for the existing/proposed walls on the required rear, side, side facing the street and front yard on the site plan. indicate where the new and existing walls stop/start. Provide separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade, materials etc.,
- **Response:** Existing site walls/fence will be demolished and replaced with a new complying fence at the front and a variance requested for the site wall at the Venetian Way, see LOI, and Sheets D1.00, A1-01, A1-01. See document filename: *01-05-2025 DRB24-1060 - LOI & 01-05-2025 DRB24-1060 - Architectural Plans*
- f. Understory level: the enclosed bathroom next to the garage and the enclosed closet behind the vestibule are not allowed. Revise. See Resiliency code Section 7.2.2.3.b.6.A
- **Response:** Bathroom and vestibule have been updated to be open space using the precast concrete screens on either sides, see sheet A1-10 and A1-01b.
See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- g. Understory level: Shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage. Such areas shall be designed and maintained to be free of obstructions and shall not be enclosed and/or air-conditioned at any time, with the exception of limited access areas to the first habitable floor. However, 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 elevation details and material details of the proposed precast concrete block screen
- **Response:** Bathroom and vestibule have been updated to be open space using the precast concrete screens on either sides. New sheet has been created to provide additional information on the precast concrete screens for understory, providing minimum 50% openness. See sheet A1-10 and A1-01b. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- h. The understory as proposed will require a variance from section 7.2.2.3.b.6.A to allow all the filled earth areas and yard elevations as proposed. The understory is not open as required by the Resiliency Code. provide this request on the LOI. And respond to Section 2.8.3 of the City Resiliency Code for each Variance.
- **Response:** Variance request has been updated to LOI document, filename: *01-05-2025 DRB24-1060 - LOI*
- i. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards. The proposed driveway needs to be shortened; the proposed parking space west of the garage is not allowed. Revise. or request a waiver for this on the LOI.
- **Response:** Driveway was pulled back to match neighbors and parking spot was removed. See sheet A1-01 and A1-11. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- j. 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. Provide this also on the zoning data, sections and elevations.
- **Response:** Based on updated information from City of Miami Beach the future crown of road will be set to 5'-11 1/2" NGVD, the ground at the understory level for the parking court and the understory at Venetian Way are set at 6'-6" NGVD and above, see section sheets A3-00 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- k. Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of 5 feet from each side of the underneath of the walls of the first habitable floor above. The precast concrete block screen located at the understory level shall be setback, provide dimensions.
- **Response:** All understory edges start at 5'-0" from walls above the understory level. See site section sheets A3-04 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*



- I. A continuous soffit shall be lowered a minimum of 2 feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s). revise and provide dimension.
 - **Response:** All first floor level soffits have been updated to be 2'-0" tall. See site section sheets A3-04 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- m. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver finish of the walkway in the site plan.
 - **Response:** All driveways and walkways at front have been noted to be pavers on sand. See site plan sheet A1-01. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- n. Walkways cannot exceed 44" within the required yard. (provide width dimension)
 - **Response:** All walkways within required yard were adjusted to be 44" wide. See sheet A1-11. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*
- o. 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:** Based on updated information from City of Miami Beach the future crown of road will be set to 5'-11 1/2"NGVD, therefore Future adjusted grade equals to 7'-11 3/4"NGVD midpoint between BFE(9'-0"NGVD) and Fut Crown of Road (5'-11 1/2"NGVD) difference of 3.1'1/2 = 1.55'. See site section sheets A3-00 thru A3-12. See document filename: *01-05-2025 DRB24-1060 - Architectural Plans*

If you have any questions, please do not hesitate to contact us. Thank you.

Sincerely,

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