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May 1st, 2025

Re: Narrative DRB Rev#2

La Gorce Residence

Job Address: 6625 Brevity Lane, Miami Beach, Florida 33141

6626 Sheffield Lane, Miami Beach, Florida 33141

DRB number: DRB24-1077

Comments:

1. APPLICATION COMPLETENESS

a. 4/15/25: INSUFFICIENT : If the lot is empty clarify why the survey is showing an existing structure, provide approved demolition permit related to the SFH shown on the survey or provide an updated survey showing the present conditions of the lot including the lot area // LOI: provide construction date for the existing single-family home.

Response: See survey on Sheet A0.01.

b. 4/15/25: LOI: Please Request DRB board approval to have the property improved at future adjusted grade, this way the overall height of fences, walls and gates may be measured from future adjusted grade.

Response: See LOI for approval request to have the property improved at future adjusted grade.

3. ARCHITECTURAL REPRESENTATION

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

Response: See revised front cover for information provided.

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

Response: Submitted plans have been Dated, Signed and Sealed.

c. 4/15/25: The previous home fronted 6625 Brevity Ln. The new house will front 6626 Sheffield Ln (note: this address has not yet been updated in the property appraiser records). To maintain consistency and avoid confusion, please include both addresses on the plans, application, and letter of intent (place the Brevity address first).

Response: See revised plans, application and letter of intent for both addresses included.

Additionally, all plans should be rotated 180 degrees to align with the survey, street orientation, and true north.

Response: See revised sheets A0.02, A0.03, A0.04, A1.01, A1.01A, A1.01B, A2.01, A2.02, A2.03, A2.04, A2.05, A2.06 and A2.07 for rotated plans.

d. 4/15/25: not addressed: The chimneys (even if they are decorative), cannot exceed 5 FT from the point at which they emerge from the roof, per section 7.2.2.3.b.9.A per our Resiliency code. Remove elevation notes that refers to sec 142-1161 (old code), revise drawing and provide dimension to demonstrate compliance. // It seems that the proposed chimneys are not complying with code, provide a dimension measured from the point at which they emerge from the roof (it cannot exceed 5 FT).

Response: See revised sheets A3.01 and A3.02 for removed notes and provided dimensions.

4. DESIGN RECOMMENDATIONS

5. ZONING COMMENTS

a. 4/15/25: Critical issue: The maximum building height shall be measured from the design flood elevation (BFE + Freeboard), which means the location of the minimum finished floor elevation. As presented, your first floor finish floor is located at 10.0' NGVD, this is where the maximum height should be measure from to the midpoint of the roof. For houses located on the RS-3 zoning district with no understory with slopped roof is 27 ft , the DRB can approved an additional 3 ft for a total of 30 FT. revise elevations, sections, zoning data height values to demonstrate compliance and request the height increase on the LOI.

Response: See revised sheet A3.01, A3.02, A3.20, A3.21 and A0.05 for provided maximum height and see revised LOI for height increase requested.

b. 4/15/25: please confirm with the Building Department flood plain manager Jarahpour, Mohsen <MohsenJarahpour@miamibeachfl.gov> what is your Base Flood Elevation plus minimum Freeboard value as they are requesting different values for some areas in the City. This may change your design now but prevent potential problems during building permit process which could lead to returning to the DRB for modifications.

Response: BFE: 8.56 FT NGVD and Minimum Design Flood Elevation: 9.56 FT NGVD. See attached email response from Building Department flood plain manager.

c. 4/15/25: The proposed driveways and parking spaces located on the required front yard of the Pool house at Brevity Lane cannot be counted as pervious space revise calculations and design layout.

Response: See revised sheets A0.03, A1.01, A1.01B, A2.01 and A2.03 for a revised design layout and calculations.