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Date: March 11, 2019

Re: Review comments for 1050 Stillwater Dr.

The following are the plan review comments organized by department with the responses in blue:

DRB Admin. Review:

1) Application and Label documents are missing and must be uploaded to CAP for further review and to be placed on an agenda.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline MARCH 18, 2019:

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ ____ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ ____ (\$500 p/ variance)
7. Sq. Ft Fee - \$ ____ (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ ____

ALL FEES MUST BE PAID BY MARCH 20, 2019

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline

MARCH 11, 2019 before 12 p.m. (Tardiness may affect being placed on the agenda)

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).

- One (1) original Letter of Intent.

- One (1) original set of architectural plans signed, sealed and dated.

- One (1) original signed, sealed and dated Survey.

- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD

done with the proper Excel format specified by the Planning Department.

- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).

- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.

- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the

Planning Department (Each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any further questions, please contact me.

Monique Fons: 305.673.7550/ moniquefons@miamibeachfl.gov

Drawing sets and documentation have been included for final submission. We will pay outstanding fees when we are invoiced on March 18th 2019.

General Correction:

1. APPLICATION COMMENTS

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Add property lines to all plans. ADD RED DASHED SETBACK LINES TO ALL PLANS AND ELEVATIONS

Red, dashed setback lines have been added to sheets: A-0.3, A-0.6, A-1.0, A-2.0, A-3.0, A-5.1, A-5.2.

b. A-0.4: Unit Size Calculations. IMPROVE HATCHING. DO NOT HATCH IF NOT INCLUDED TOWARDS CALCULATIONS>

Hatching has been removed to only include S.F. numbers included in unit size calculations.

- FIRST FLOOR: Only subtract 500 SF from unit size. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet)

Comment was addressed in last submission.

- FIRST FLOOR: Include in calcs. portions only rear porch IF that exceed 10' for covered terraces, breezeways, or open porches that are attached to or part of the principal structure

Comment was addressed in last submission.

- FIRST FLOOR: Remove side courtyards from Unit size calculations

Hatching has been removed. Side courtyard S.F. numbers were never included in unit size calculations.

- FIRST FLOOR: Remove front porch from Unit size calculations

Hatching has been removed. Front porch S.F. numbers were never included in unit size calculations.

- SECOND FLOOR: REMOVE balcony areas from Unit size if less than 6' deep

Hatching has been removed.

- ROOF PLAN: Add elevator at every level (first-second-roof) to unit size calculations

Comment was addressed in last submission.

c. A-0.6 Dimension rear porch depth

Dimension added.

d. A-1.0, A-2.0 Add property lines to all plans. Add basic measurements to floor plans.

Property lines were added in last submission. Basic measurements have been added to sheets A-1.0 and A-2.0.

e. A-3.0 Add slab roof elevation heights.

Roof slab elevation height has been added to sheet A-3.0.

f. A-5.2 Add overall length of TWOSTORY portion of the side elevation.

Dimensions noting overall length of two story portions of side elevations has been added.

g. A-0.7 Enlarge measurements for elevations marks. Separate to one per page and include miniplan where elevation is taken. Include overall height measurement from FFE (10 NGVD)

Elevation target heights have been enlarged. Contour sections have been moved to one per page with smaller key plan included.

h. Missing Exhibits:

- YARD SECTIONS DIAGRAMS similar in scale as A-8.2. Sections through all yard encroachments to property lines

Yard section diagrams are shown on sheets A-0.8, A-0.9, A-8.2, and A-8.3.

1. Side yard section diagrams. Show key plan where yard sections are taken. All encroaching elements within a required yard must have corresponding section diagram.

Yard section diagrams are shown on sheets A-0.8, A-0.9, A-8.2, and A-8.3 with key plans.

2. All section diagrams to have corresponding standard elevation datum marks (CMB Grade, Min Grade of yard, Finished floor elevation)

Acknowledged.

i. Waivers Requesting:

- 2nd to 1st Floor volumetric ratio
- East side yard, 2 story open area requirements. Side open courts proposed do not comply with the Code – elevation of courtyards and railings – Waiver Required for both
[See sheet A-8.2 for design waiver 3.](#)
- West side yard, 2 story open area requirements. Side open courts proposed do not comply with the Code – elevation of courtyards and railings – Waiver Required for both
[See sheet A-8.3 for design waiver 4.](#)
- j. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
[“Final Submittal” has been added to cover title. All sheets have been dated.](#)
- k. Add narrative response sheet
[Comment was addressed in last submission.](#)
- 3. DESIGN/APPROPRIATENESS COMMENTS
- 4. VARIANCE/ZONING COMMENTS
 - a. Variance 3'-0" height request for RS4 (architectural wall) : 3'-0" feet to parapet wall A height waiver cannot be requested for RS-4 properties. A variance to exceed the maximum height of 24'-0" would be required for the proposed parapet and framed elements. In this case, a maximum of 3'-0" can be requested. However, the parapet and frame would have to be reduced from 3'-6" to 3'-0". Note that staff would be strongly opposed to this variance request. Note that the Code allow decorative elements above the main roof up to 10'-0" in height, but also setback 10'-0" from the building walls below.
[Comment was addressed in last submission.](#)
 - b. Provide a narrative responding to staff comments.
[Comment was addressed in last submission.](#)
 - c. For final submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.
[Acknowledged.](#)
 - d. Provide a survey as a separate document or include it as part of the architectural set of plans.
[Survey is included as part of set of plans as the last sheet.](#)
 - e. Revise rear yard open space diagram. Total area of rear yard is incorrect. Area equals to 1,200 sf, 70% is 840 sf. Based on areas provided, the project does not comply with 70% open space at the rear. Rear setback is 24'-0", not 20'-0". Revise areas and calculations.
[Rear yard open space diagram and calculations have been revised and the rear setback has been changed to 24'-0".](#)
 - f. Revise zoning information. The required rear setback for the main structure is 24' based on 160' of length.
[Rear setback zoning information has been updated to show 24'-0".](#)
 - g. Pool equipment setback shall be 5'-0" if a pool heater is included. Setback is measured to the edge of the slab. Clarify if a pool heater is included or not
[Note has been added to sheet A-0.6 to clarify.](#)
 - h. Provide unit size drawings of first and second floor and roof area. Remove area of roof deck and shading from unit size drawings. Remove shading of balconies from unit size drawings. Remove area of courtyard from unit size drawings.
[Unit size drawings are on sheet A-0.4. Hatching has been removed to only include S.F. numbers included in unit size calculations.](#)
 - i. Indicate area of roof deck without the elevator area. Maximum 25% of deck equals to 475.2 sf.
[See sheet A-0.4.](#)
 - j. The elevator at the roof level shall be counted in the unit size calculations.
[See sheet A-0.4.](#)
 - k. Side yard shall have a maximum elevation of 7.76' NGVD
[See design waivers 3 & 4.](#)

DRB Zoning Review:

Comments issued on March 1

1. Provide a narrative responding to staff comments.
[Comment was addressed in last submission.](#)
2. For final submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.
[Acknowledged.](#)
3. Provide a survey as a separate document or include it as part of the architectural set of plans.
[Survey is included as part of set of plans as the last sheet.](#)
4. Revise rear yard open space diagram. Total area of rear yard is incorrect. Area equals to 1,200 sf, 70% is 840 sf. Based on areas provided, the project does not comply with 70% open space at the rear. Rear setback is 24'-0", not 20'-0". Revise areas and calculations.
[Rear yard open space diagram and calculations have been revised and the rear setback has been changed to 24'-0".](#)
5. Revise zoning information. The required rear setback for the main structure is 24' based on 160' of length.
[Rear setback zoning information has been updated to show 24'-0".](#)
6. Pool equipment setback shall be 5'-0" if a pool heater is included. Setback is measured to the edge of the slab. Clarify if a pool heater is included or not
[Note has been added to sheet A-0.6 to clarify.](#)
7. Provide unit size drawings of first and second floor and roof area. Remove area of roof deck and shading from unit size drawings. Remove shading of balconies from unit size drawings. Remove area of courtyard from unit size drawings.
[Unit size drawings are on sheet A-0.4. Hatching has been removed to only include S.F. numbers included in unit size calculations.](#)
8. Indicate area of roof deck without the elevator area. Maximum 25% of deck equals to 475.2 sf.
[See sheet A-0.4.](#)
9. The elevator at the roof level shall be counted in the unit size calculations.
[See sheet A-0.4.](#)
10. Side yard shall have a maximum elevation of 7.76' NGVD.
[See design waivers 3 & 4.](#)

Comments Below Addressed on February 18, 2019

1. APPLICATION COMMENTS
 - a. Missing Application
[Application included in resubmittal.](#)
 - b. Missing pre-application checklist
[Pre-application checklist included in resubmittal.](#)
 - c. Missing Mailing labels and associated documents
[Mailing labels and associated documents will be mailed out to surrounding residents for final submission.](#)
 - d. Missing Letter of Intent
[Letter of Intent included in resubmittal.](#)
 - e. See additional Application Comments on CAP system posted by Monique Fons.
[Additional comments by Monique Fons have been addressed.](#)
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
 - a. Survey missing lot area
[Lot area is included in updated survey.](#)
 - b. Provide copy of CUP for PB1540 for dock
[Unable to obtain document.](#)
 - c. A-0.3 -Front Yard open space calculations taken from first 20'
[Front yard open space diagram and calculations have been updated according to 20' setback.](#)
 - d. A-0.4: Unit Size Calculations. IMPROVE HATCHING. DO NOT HATCH IF NOT INCLUDED TOWARDS CALCULATIONS>

Hatch removed for areas not included in calculations.

- FIRST FLOOR: Only subtract 500 SF from unit size. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet)

Calculation changed to show subtraction of only 500 SF from unit size. Clarified on sheet A-0.5.

- FIRST FLOOR: Include in calcs. portions only rear porch IF that exceed 10' for covered terraces, breezeways, or open porches that are attached to or part of the principal structure

Rear porch has been removed from calculations and noted for clarification.

- SECOND FLOOR: Remove second floor void of stair from unit size calculation.

Second floor void has been removed from calculations and noted for clarification.

- SECOND and ROOF FLOOR: Add elevator at every level (first-second-roof) to unit size calculations

Elevator SF added to unit size calculations for every floor level.

- SECOND FLOOR: Add stair to unit size calculation

Stair SF has been added to second floor unit size calculation.

- e. Include entire site on floor plans (noting property lines and setbacks)

Scale has been reduced on floor plan drawings to include entire site.

- f. A-1.0, A-2.0 and A-3.0 Add property lines to all plans

Property lines have been added to all plans.

- g. In elevations and sections Note dimension of top of roof slab to top of roof curb

Distance from top of roof slab to roof curbs has been dimensioned on elevations and sections.

- h. A-5.1 and A-5.2 Elevations datums must include the followings:

- Property lines, Red dashed setback lines, CMB Grade, Adjusted Grade, BFE, Finished First floor, Top of roof slab, Overall Height (measured from d. Finished First floor), Length of elevations

Information has been added to elevations on sheets A-5.1 & A-5.2.

- i. Missing Exhibits:

- Waiver diagrams

Waiver diagrams are on sheets A-8.0 & A-8.1.

- Grading/countour plan

Grading/contour plan included in resubmittal as sheet A-0.7.

- YARD SECTIONS DIAGRAMS similar in scale as A-8.2. Sections through all yard encroachments to property lines

Yard section diagrams have been added to grading/contour plan.

1. Side yard section diagrams. Show key plan where yard sections are taken. All encroaching elements within a required yard must have corresponding section diagram.

Side yard section diagrams are noted on grading/contour plan on sheet A-0.7.

2. All section diagrams to have corresponding standard elevation datum marks (CMB Grade, Min Grade of yard, Finished floor elevation)

Elevation datum marks are shown on section diagrams.

- j. Waivers Requesting:

- 2nd to 1st Floor volumetric ratio

2nd to 1st floor volumetric ratio design Waiver on sheet A-8.0.

- East side yard, 2 story open area requirements. Side open courts proposed do not comply with the Code – elevation of courtyards and railings – Waiver Required for both

East courtyard and surrounding grades have been revised. Railing has been removed.

No longer asking for design waiver for East courtyard.

- West side yard, 2 story open area requirements. Side open courts proposed do not comply with the Code – elevation of courtyards and railings – Waiver Required for both

West courtyard and surrounding grades have been revised. Railing has been removed.

No longer asking for design waiver for West courtyard.

- k. Add "REVISED FIRST SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Front cover title has been changed for clarity. Drawings have been dated.

- l. Add narrative response sheet

Acknowledged.

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends revision of the side courtyards, removal of the railing
Side courtyard design has been revised and railing has been removed.
- b. Further refinement of design with minimum yard elevations taken into account, specifically the open side yards
East and West side yard designs have been revised. See sheet A-0.6 for side yard elevation heights.
- c. Refine garage door
Garage door design has been refined. Garage door rendering has been included on elevation sheet for further clarification.
- d. Lower parapet wall with the exception of the roof deck area.
Rooftop parapets have been lowered to meet requirements, excluding parapets immediately adjacent to roof deck area.

4. VARIANCE/ZONING COMMENTS

Previous comments not addressed.

- a. 4'-0" height request for RS4 (architectural wall) : 3'-0" feet to parapet wall A height waiver cannot be requested for RS-4 properties.
A variance to exceed the maximum height of 24'-0" would be required for the proposed parapet and framed elements. In this case, a maximum of 3'-0" can be requested. However, the parapet and frame would have to be reduced from 3'-6" to 3'-0". Note that staff would be strongly opposed to this variance request. Note that the Code allow decorative elements above the main roof up to 10'-0" in height, but also setback 10'-0" from the building walls below.
Architectural feature spine and rooftop parapets have been reduced to 3'-0" instead of 3'-6".
 - b. Survey. Indicate lot depth and lot area in survey. Not provided
Lot area and lot depth is included in updated survey.
 - c. Revise grade elevation in zoning information. Not provided
Grade in zoning information has been revised.
 - d. Revise unit size calculations and diagrams to include elevator area at the roof level. Up to 500 sf of parking area can be discounted in unit size, not including stairs or storage. Elevator area must be added in second floor unit size. Interior stair covered by a roof above shall be included in unit size. Not provided
Elevator SF has been included in roof and second level calculations. Only 500 SF of parking has been reduced from unit size calculations.
 - e. Provide a grading plan showing finish grade in all required yards. Indicate height of top of pool walls and pool deck. Not provided
Grading/contour plan indicating finish grades and pool deck included in resubmittal.
- New Comments
- f. Open space diagram at the front applies to only the first 20' of setback. Revise diagram.
Front yard open space diagram and calculations have been updated according to 20' setback.
 - g. Indicate elevation of pool retaining walls.
Pool boundary retaining walls have been removed. Pool boundary is now flush with rest of pool deck. Elevation has been noted on sheet A-0.6.
 - h. Indicate in elevation drawings that the first floor is proposed at 10'-0' NGVD, as noted on zoning table.
Elevation drawings have been updated to show that the first floor is at 10.0' NGVD.
 - i. Grade elevation is 5.26' NGVD, the elevation of the sidewalk at the center of the property. Revise grade elevation and other calculations, adjusted grade, etc.
Grade elevation has been changed to 5.26' NGVD and other grade calculations have been revised.

5. LANDSCAPE COMMENTS

- a. Passed
Acknowledged.

DRB Admin. Review:

COMMENTS ISSUED 1/25/18

1) Application and Label documents are missing and must be uploaded to CAP for further review and to be placed on an agenda.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline
FEBRUARY 11, 2019:

1. Advertisement - \$1,500
 2. Posting - \$100
 3. Mail Label Fee (\$4 per mailing label) – \$ ____ (\$4 p/ mailing label)
 4. Courier - \$ 70
 5. Board Order Recording - \$ 100
 6. Variance(s) - \$ ____ (\$500 p/ variance)
 7. Sq. Ft Fee - \$ ____ (50 cents p/ Sq Ft.)
- Total Outstanding Balance = \$ ____

ALL FEES MUST BE PAID BY FEBRUARY 13, 2019

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline

FEBRUARY 4, 2019 before 12 p.m. (Tardiness may affect being placed on the agenda)

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).

- One (1) original Letter of Intent.

- One (1) original set of architectural plans signed, sealed and dated.

- One (1) original signed, sealed and dated Survey.

- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD

done with the proper Excel format specified by the Planning Department.

- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).

- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional

information/documents provided.

- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the

Planning Department (Each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any further questions, please contact me.

Monique Fons: 305.673.7550/ moniquefons@miamibeachfl.gov

[We will provide necessary drawings sets and documentation for final design submissions.](#)

[We will pay outstanding fees when we are invoiced on March 18th 2019.](#)

DRB Zoning Review:

Comments issued on January 25.

Previous comments not addressed:

1. Survey. Indicate lot depth and lot area in survey. Not provided

[Lot area and lot depth is included in updated survey.](#)

2. Revise grade elevation in zoning information. Not provided

[Grade elevation has been revised including grade calculations.](#)

3. Revise unit size calculations and diagrams to include elevator area at the roof level. Up to 500 sf of parking area can be discounted in unit size, not including stairs or storage. Elevator area must be added in second floor unit size. Interior stair covered by a roof above shall be included in unit size. Not provided

[Elevator SF has been included in roof and second level calculations. Only 500 SF of parking has been reduced from unit size calculations.](#)

Provide a grading plan showing finish grade in all required yards. Indicate height of top

of pool walls and pool deck. Not provided.

Grading plan shows finish grade in all required yards. Pool walls have been removed and pool deck elevation has notated.

New Comments:

4. Open space diagram at the front applies to only the first 20' of setback. Revise diagram.

Front yard open space diagram and calculations have been updated according to 20' setback.

5. Indicate elevation of pool retaining walls.

Raised pool border walls have been removed and are now flush with pool deck. Pool deck elevation has been notated on grading/contour plan and site plan sheets.

6. Indicate in elevation drawings that the first floor is proposed at 10'-0" NGVD, as noted on zoning table.

10.0' NGVD note has been added to F.F. 1st floor elevation target in elevation drawings.

7. Grade elevation is 5.26' NGVD, the elevation of the sidewalk at the center of the property.

Revise grade elevation and other calculations, adjusted grade, etc.

Grade elevation has been changed to 5.26' NGVD and other grade calculations have been revised.

DRB Plan Review:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A-0.3 - Front yard open space calcs to be taken from 20' setback.

Front yard open space diagram and calculations have been updated according to 20' setback.

• SECOND FLOOR: Add stair to unit size calculation

Stair SF has been added to second floor unit size calculation.

b. A-0.5 – include with SF the percentages for lot coverage and unit size

Percentages have been included with calculations on sheet A-0.5.

c. Include entire site on floor plans (noting property lines and setbacks)

Scale has been reduced on floor plan drawings to include entire site.

d. All elevations and Sections to include the following datums:

• CMB Grade, Adjusted Grade, BFE, Finished First floor, Top of roof slab, Overall Height (measured from Finished First floor), Length of elevations

Information has been added to elevations on sheets A-5.1 & A-5.2.

e. In elevations and sections Note dimension of top of roof slab to top of roof curb

Distance from top of roof slab to top of roof curb has been added to elevations and sections.

f. Waivers:

• Height waiver – for 28' at rear of buildings

Height waiver has been revised: asking for 24'-0" height.

• 2nd to 1st Floor volumetric ratio - nearly 100% requires a waiver since lot coverage is greater than 25 %, providing 29.8%

Design waiver asking for 86% volumetric ratio is on sheet A-8.0.

• Open area requirements for 2 story Massing – East Side Elevation - – no railings and elevation

East side design has been revised and railings have been removed.

• Open area requirements for 2 story Massing – West Side Elevation – no railings and elevation

West side design has been revised and railings have been removed.

2. DESIGN/APPROPRIATENESS COMMENTS

a. Side elevations, and associated open areas need further refinement. Recommendation for revision of side elevations and courtyards.

Design for side courtyards and elevations has been revised.

3. ZONING DEFICIENCIES

a. Refer to comments posted by Irina Villegas on CAP

Acknowledged.

4. LANDSCAPE COMMENT

a. Refer to comments posted by Ricardo Guzman or Enrique Nunez on CAP

Acknowledged.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Please let me know if you require any additional information.

Sincerely,

David B. Lawrence
Principal/Architect