



April 8, 2019

Re: Response to DRB Review Comments, **File # DRB19-0374**

5324 Pine Tree Drive, Miami Beach, FL 33140

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RESPONSE TO DRB REVIEW COMMENTS:

DRB ADMIN REVIEW 03/29/2019 Review by Monique Fons	Response
a. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline APRIL 15, 2019: 1. Advertisement - \$1,500 2. Posting - \$100 3. Mail Label Fee (\$4 per mailing label) – \$168 (\$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 = \$ 1,938 ALL FEES MUST BE PAID BY APRIL 17, 2019.	By Owner
b. In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline APRIL 08, 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.). • 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.	Acknowledged
Should you have any further questions, please contact me. Monique Fons MONIQUEFONS@MIAMIBEACHFL.GOV 305.673.7550	

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RESPONSE TO DRB REVIEW COMMENTS:

DRB PLAN REVIEW	
03/26/2019 Review by Fernanda Sotelo	
FSC, First Submittal Comments for June DRB 03/26/2019	
Final CAP/PAPER Submittal: 1:00 PM on 04/08/2019 Notice to Proceed: 04/15/19 Tentative Board Meeting Date: 06/04/19	
Refer to Comments Posted By JGM	
1. A-002d – Rendering depicts a 2nd story planter encroaching into the side yard that is not depicted in floor plans. Planter not an allowable yard encroachment on 2nd floor and would require a variance – Clarification needed.	Planter was removed from the North façade.
2. Rear yard elevation: base of residence - the transition from ground /pool deck – needs further refinement: is it recessed from the slab detail and the window system?	Acknowledged. No, the pool deck is not recessed from the slab and window system of the first floor.
3. Materials/planes needs further refinement along all elevations – currently reading flat: depth and shadow where materials and planes meet needs improvement.	The renders were improved to distinguish shadows and different planes. The different elements of the project, such as: louvers, cantilevered slabs, planters and the window system, generate different depths in each of the facades.

DRB ZONING REVIEW	
03/29/2019 Review by Irina Villegas	
Please note that uploading page by page electronic files of application and plans will not be accepted. All pages of a document must be uploaded in one PDF file. Only application, mailing labels, survey, traffic study, and other additional documents can be uploaded individually. Documents that have not been revised from first to final submittal do not have to be re-uploaded.	
1. Provide a narrative responding to staff comments.	Provided.
2. For next 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. Letter of intent is insufficient. Provide a letter explaining project details. Include sea level rise and resiliency review criteria on section 133-50 of the City Code. Explain how the project satisfies each aspect. For variances, demonstrate how the variances satisfy each criteria on section 118-353(d).	Provided.

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RESPONSE TO DRB REVIEW COMMENTS:

DRB ZONING REVIEW (Continued) 03/29/2019 Review by Irina Villegas	Response
4. Zoning information shall be enlarged.	Acknowledged. Zoning information is enlarged.
5. Revise zoning information. Interior side setback is 10'-0" on both sides. There is no street side setback. Grade is not indicated on survey. The average of the two points on the sidewalk at the property lines can be used. Staff preliminary calculations indicate grade at 6.08' NGVD.	Grade is 6.08' NGVD, calculated per the average of the two points on the sidewalk. Zoning Information revised. Street side setback was removed.
6. The required side setback is 10'-0" on both sides, therefore, the sum of the side setbacks shall be 20'-0". Revise zoning information.	The required side setbacks and the required sum of the side setbacks was added to the zoning information.
7. Indicate width of the walkway at the front.	Width of walkway was added. Refer to A-006a, A-006b and A-101.
8. Revise open space calculations in the front. The 50% open space required applies only to the first 20'-0". Diagram is confusing and does not show the areas counted.	The open space calculation in the front was revised and calculated only in the first 20'. Diagram was clarified. Refer to A-006b.
9. Revise unit size calculations and diagrams. Portion exceeding 6'-0" of the covered cantilevered balcony at the rear counts in unit size, regardless of planter or railing location. The stair coming from below counts in the unit size at the first floor. The floor slab of the enclosed space below is what counts in unit size of the area below, not the stair.	The unit size calculation was revised and updated. The balcony was reduced to 6'-0". As the entire stair was included in the unit size calculation, it caused an increase of the total unit size. Because of that, the house had to be reduced by 15 SF to accomplish 50% of the lot area. The walls to the east of the notch and to the east of the deck were moved by 2.5 inches, and the notch was enlarged by the same dimension.
10. East and west elevations are not consistent with second floor plans. Elevation shows a planter encroaching in the side yard not reflected on the floor plan. Planters are not an allowable encroachment in required yards. Revise renderings, elevations, etc.	Planter was removed.
11. Maximum height for allowable encroachments in the side yard is 9.54' NGVD. Revise height of deck encroaching in the side yard.	Variance #4 required to keep the portion of deck encroaching the side yard at 11' NGVD.
12. Indicate line of 30'-0" front setback on floor plans and roof plan.	Line of 30'-0" front setback is indicated in all floor plans, roof plans and diagrams.
13. Door to access mechanical area at the second floor is missing on balcony at the second floor, elevation drawings and renderings.	The access to the mechanical floor is provided from the roof. Roof access is provided from a ladder in the hallway of the second floor. Another ladder is provided from roof to mechanical roof. Mechanical roof is in a different level than second floor and roof.

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RESPONSE TO DRB REVIEW COMMENTS:

DRB ZONING REVIEW (Continued) 03/29/2019 Review by Irina Villegas	Response
14. The maximum height for projection of the deck in the side yard is 9.54' NGVD, 30" above adjusted grade. The portion of the deck at 11.0' NGVD encroaching into the side yard shall be lowered in height.	Variance #4 required to keep the portion of deck encroaching the side yard at 11' NGVD.
15. Provide details and section drawings of the room for pool equipment and access to it.	Refer to floor plans and north elevation on sheet A-204.

DRB PLAN REVIEW 03/21/2019 Review by James Murphy	Response
General Correction 03/21/19 Staff First Submittal Review Comments v2 Design Review Board	
SUBJECT: DRB19-0374, 5324 Pine Tree Drive Comments Issued: 03/21/2019 Final CAP/PAPER Submittal: 1:00 PM on 04/08/2019 Notice to Proceed: 04/15/19 Tentative Board Meeting Date: 06/04/19	
PERTINENT INFO The CAP and Paper Final submittal deadline is 1:00 PM on 04/08/2019 for the June 04, 2019 meeting. <ul style="list-style-type: none">o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.o 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. • All other associated fees due 04/17/2019	
DRAFT NOTICE: DRB19-0374, 5324 Pine Tree Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence including one or more waivers and variances to reduce the required side and sum of the side yards, on a vacant property previously containing an existing pre-1942 architecturally significant two-story residence.	
1. APPLICATION COMMENTS DEFICIENCIES IN ARCHITECTURAL PRESENTATION	
a. A-001 Change lot width to measurement at 20' setback line; as such > 60'. A-001 Modify side and sum of side notations to note deficiency and variance.	Acknowledged. The lot width was modified to 60'-3 13/16" measured at 20' setback line.
b. A-002d Rendering shows planter encroaching into side yard.	Planter was removed.
c. A-007a. Accurate. Unit size includes slab of vestibule.	Acknowledged.
d. A-007b. Inaccurate. Unit size include all treads of stairs.	Unit size was recalculated, and all treads of stair was included.

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RESPONSE TO DRB REVIEW COMMENTS:

DRB PLAN REVIEW (Continued) 03/21/2019 Review by James Murphy		Response
e. A-007a, A-007b and A-007c includes printing error two lines along deck water's edge setback.		Acknowledged. Printing errors were removed.
f. A-010 Add required setback lines, and graphic numeral and corresponding key plan of variances.		Acknowledged. The required setback lines were included in the variance diagram.
g. A-101, A-102 and A-103 and A-104 includes printing error two lines along deck water's edge setback.		Acknowledged. Printing errors were removed.
h. A-101 Cantilevered Deck (at that elevation) is not an allowable encroachment into south yard.		Variance #4 required to keep the portion of deck encroaching the side yard at 11' NGVD.
i. A-201 includes printing error two lines along deck water's edge setback.		Acknowledged. Printing errors were removed.
j. A-203 planter encroaching side yard not shown in plan.		Planter was removed.
k. NO Waivers Requested: • 2nd to 1st Floor Waivers volumetric ratio 76.5% (1575 2nd floor /2057 1st floor) NOT REQUIRED.		Acknowledged.
l. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.		FINAL SUBMITTAL to front cover was added. Drawings are dated.
m. Add narrative response sheet.		Provided.
2. DESIGN/APPROPRIATENESS COMMENTS		
a. Roof overhangs appear chopped off on north façade.		Regarding the roof plane along the north facade. There is no need for solar shading nor are there occupiable balconies along the north; therefore, there is no functional purpose for extending the roof plane. We feel the facade is well composed with openings and control joints. The terra cotta screen at the northwest corner help subtly break the plane of the facade. The entry "passage" is a larger design gesture separating the front volume and entry from the rear volume. Lastly, with landscape screening, the facade will be significantly concealed. The result is an elevation that is minimal yet elegant and appropriate relative to the architecture of the other three facades.
3. VARIANCE/ZONING COMMENTS		
a. Variance #1 to reduce the north side setback from 10' to 7'-6".		Variance required. Refer to A-010 and zoning information.
b. Variance #2 to reduce the south side setback from 10' to 7'-6".		Variance required. Refer to A-010 and zoning information.
c. Variance #3 to reduce the sum of the side setback from 20' to 15'-0".		Variance required. Refer to A-010 and zoning information.

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4. LANDSCAPE COMMENTS	
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.	Acknowledged.