



GABRIEL LOPEZ ARCHITECT P.A.
2100 CORAL WAY SUITE 600
MIAMI, FL 33145
786.391.1989

To: DRB Administration Review

From: GABRIEL LOPEZ ARCHITECT

Plan Review Section

TO: Planning Staff

Date: 04/04/2018

PERMIT: DRB19-0384

Project: 11 Century Ln

SUBJECT: REVISION #1

Via: SUBMITTAL

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

DRB

04/08/2019

Discipline: DRB ZONING REVIEW

#	COMMENTS	RESPONSE
1.	Provide narrative responding to staff comments.	Please see responds below.
2.	Some information on plans is illegible. Section and elevations call outs shall be enlarged. Text shall be enlarged. Remove unnecessary dimensions. Only overall dimensions of spaces and exterior of the building is necessary. Yard elevations are not clear.	Unnecessary Dimensions have been removed from all plans. Dimensions and call outs have been enlarged in all drawings. Yard elevations have been added and reviewed in Base Flood Level plan, please see A-201.
3.	Lot area variance is not required. A variance for the sum of the side yards is required.	These Variances are not being requested anymore.
4.	Indicate setback from the side and rear property lines to projecting architectural element and eyebrows. Maximum projection allowed is 25% of required yard.	Architectural elements and eyebrows have been reviewed to comply with the allowed 25% projection into yards.
5.	Indicate property lines and required setbacks on elevation drawings.	Property lines and Setbacks have been drawn in Elevations and Sections, please see A-300, A-301, A-302, A-303, A-304, A-400 AND A-401.
6.	Revise Far drawings and calculations, as the project exceeds the maximum FAR allowed. Identify closet next to ac unit enclosure not counted in FAR. Portion of covered terrace at the third floor shall count in unit size, unless the roof is substantially open. Pool deck area covered also counts in FAR, as it is not a balcony (cantilevered). Covered area at the 'Terrace' level counts in FAR. Only at the ground floor terrace would not count in unit size.	FAR calculations have been review to comply with the allowed FAR. Taking in account that covered open areas count as part of the allowable FAR.
7.	Clearly identify roof over covered terrace. It is not clear if portions of it are trellis or solid slab.	Drawings have been revised and modified, please see A-205 and A-206.

8.	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).	Please see attached letter of intent.
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Discipline: DRB PLAN REVIEW

#	COMMENTS	RESPONSE
1.	APPLICATION COMMENTS	
2.	DEFICIENCIES IN ARCHITECTURAL PRESENTATION	
a.	A-107 Variance: Section 118-390 (d) For the purpose of this section, "legally established" shall apply to the following circumstances: (1) A lot that does not meet the lot frontage, lot width, lot depth, and/or lot area requirements of the current zoning district, provided that such lot met the regulations in effect at the time of platting. Variance #1 not required.	This Variance is not being requested anymore.
b.	A-300, A-301, A-302, and A-303 and A-400 Add red dashed property lines. Add setback distances. All elevations to contain standard elevation datum marks at both sides (CMB Grade, Base Floor Elevation, Finished Floor Elevation) Include overall building height from FFE. Add overall length of elevation.	Property lines, Setbacks and dimensions showing overall Building Height have been drawn in Elevations and Sections, please see A-300, A-301, A-302, A-303, A-304, A-400 AND A-401.
c.	A-400 Remove sloping element that encroaches into setback.	Element have been removed, please see A-400.
d.	Missing context elevation of neighboring properties.	Added Context Elevations, please see A-304.
e.	Missing material page	Added Material Page, please see A-702.
f.	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated	Added "FINAL SUBMITAL" to cover page. Added dates to all drawings.
g.	Add narrative response sheet	Please see attached Response Letter.
3.	DESIGN/APPROPRIATENESS COMMENTS	
a.	Elevator and stair shall be relocated to back (rear) of property to eliminate the vertical extension.	
b.	Ground floor must be raised to accommodate future raising of the street and Ground floor requirements of parking within building.	Ground floor has been modified to comply with requirements for future raising of the street.
c.	Staff recommends remove one floor. Building appears to massive for the site.	
d.	Staff recommends compliance with both side and rear setbacks.	Side Setbacks Variance is not being requested anymore.
e.	Remove all encroaching elements into reduced side setbacks, second floor, third floor, terrace floor and roof elements.	Architectural elements and eyebrows have been reviewed to comply with the allowed 25% projection into yards. Side Setback variance is not being requested anymore.
f.	Add planter buffer at second level along the front property line to minimize outdoor activity on street.	
g.	Amount of transparency/glass should be minimized on side property lines to mitigate potential impacts on abutting sfrs.	
h.	Variance façade at second floor should be "opened up" with greater transparency	Acknowledged. Please see A-300.
4.	VARIENCE/ZONING COMMENTS	

a.	A-107 Variance: Section 118-390 (d) For the purpose of this section, "legally established" shall apply to the following circumstances: (1) A lot that does not meet the lot frontage, lot width, lot depth, and/or lot area requirements of the current zoning district, provided that such lot met the regulations in effect at the time of platting. Variance #1 not required.	Variance #1 is not being requested anymore.
b.	Variance #1, front setback 10' where 20' required	Variance is being requested.
c.	Variance #2 and #3 side(s) setbacks 7' where 7'-6" required	This Variance is not being requested anymore.
d.	Variance #4 rear setback 5' where 5'-5" required	This Variance is ot being requested anymore.
e.	Minimum yard elevations requirements.	
1.	The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), , and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply.	Project in compliance with this comment.
f.	Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply: 1. A minimum height of 12 feet shall be provided, as measured from based flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable. Variance may be required.	Variance being requested.
g.	AC equipment All critical mechanical and electrical equipment needs to be elevated at minimum BFE +1	Equipment at Base Flood Level has been raised to comply with the minimum BFE+1 elevation.

GABRIEL LOPEZ ARCHITECT P.A.
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SUITE 600
MIAMI, FL 33145
786.391.1989

April 3, 2019

City of Miami Beach
Planning Department
1700 Convention Center Drive
2nd Floor
Miami Beach, Florida 33139

Re: 11 Century Lane, Miami Beach, Florida

Dear Mr. Guzman,

Comment 1 – Provide a written response to comments.
Response – Acknowledged. Please see responses below

Comment 2 - Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.
Response – There are not existing trees or palms on site. Therefore, a tree survey should not be required.

Comment 3 - Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or greater from public property would also require a Tree Removal Permit from CMB Urban Forestry Please address tree mitigation requirements as part of the proposed landscape plan.
Response – See response #2.

Comment 4 - The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>
Response – The Landscape Legend has been added to the Landscape Plans.

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Comment 5 - The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.

Response – The majority of the specifications require small to medium sizes trees with non-aggressive roots. The (1) High Rise Live Oak has sufficient planting space around and near the rootball.

Comment 6 - A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop.

Response – Currently there are no specifications for proposed material on the rooftop. A bracing detail has been added to the landscape plans for proper bracing on future specified rooftop planting.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Diego Vanderbiest". The signature is fluid and cursive, with the first name "Diego" and last name "Vanderbiest" clearly legible.

Diego Vanderbiest, RLA
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