



May 6, 2019

Re: Response to DRB Review Comments, **File # DRB19-0397**

5245 N. Bay Road, Miami Beach, FL 33140

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<b>DRB ADMIN REVIEW</b> <b>04/26/2019   Review by Monique Fons</b>	<b>Response</b>
<p>1. Bryan Nathaniel may need to register as a lobbyist. Additionally, a Power of Attorney must be completed if Architect Bryan Nathaniel is representing applicant before the DRB.</p>	<p>Jose Gomez is the local Architect of Record and will be representing applicant before the Board.</p>
<p>2. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline May 13, 2019:</p> <ol style="list-style-type: none"> <li>1. Advertisement - \$1,500</li> <li>2. Posting - \$100</li> <li>3. Mail Label Fee (\$4 per mailing label) – \$____ (\$4 p/ mailing label)</li> <li>4. Courier - \$70</li> <li>5. Board Order Recording - \$100</li> <li>6. Variance(s) - \$____ (\$500 p/ variance)</li> <li>7. Sq. Ft Fee - \$____ (50 cents p/ Sq Ft.)</li> </ol> <p>Total Outstanding Balance = \$____</p> <p>All fees must be paid by Wednesday May 15, 2019.</p>	<p>By Owner</p>
<p>In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Monday May 06, 2019 before 12 p.m. (Tardiness may affect being placed on the agenda)</p> <ul style="list-style-type: none"> <li>• One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).</li> <li>• One (1) original Letter of Intent.</li> <li>• One (1) original set of architectural plans signed, sealed and dated.</li> <li>• One (1) original signed, sealed and dated Survey.</li> <li>• 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.</li> <li>• Any additional information/documents provided (i.e. traffic studies, concurrency, etc.).</li> <li>• 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.</li> <li>• 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).</li> </ul>	<p>Acknowledged</p>
<p><b>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</b></p>	

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<b>DRB ZONING REVIEW</b> 04/26/2019   Review by Irina Villegas	<b>Response</b>
Comments issued on April 26.	
1. Provide a narrative responding to staff comments.	Waiver request added to Letter of Intent.
2. Revise zoning information. Grade elevation is 4.23' NGVD.	Grade value was updated.
3. The second floor walls are not allowed to encroach into the front 30'-0" setback.	The walls were aligned to the 30'-0" front setback line.
4. Revise lot coverage diagram. Reduce shading of balcony area to show only the portion encroaching above.	The lot coverage diagram was updated.
5. Portion of the pool deck in the rear yard cannot exceed 6.73' NGVD.	The lower deck is at 6.73' NGVD. Refer to site plan and floor plans.
6. Revise open space diagram and calculations in the rear yard. Area of the rear yard is between 1240-1260 sf and the required open space is approximately between 868-882 sf. Indicate pool dimensions.	The rear yard area and the open space calculation was updated.
5) Revise unit size calculations. The footprint of the stair counts entirely on the first floor. At the vestibule area, the area counted is the floor slab below the stair.	The footprint of the entire stair was added into the unit size calculation.

<b>DRB PLAN REVIEW</b> 04/22/2019   Review by Fernanda Sotelo	<b>Response</b>
DRB First Submittal Comments Reviewed 04/22/2019, FSC	
Final CAP/PAPER Submittal: 1:00 PM on 05/06/2019 Notice to Proceed: 05/13/19 Tentative Board Meeting Date: 07/02/19	
<b>1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION</b>	
a. Add 2nd to First floor waiver request to letter of intent.	Waiver request added to Letter of Intent.
b. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.	FINAL SUBMITTAL was added to the Cover page.
c. Add narrative response sheet.	Narrative response provided.
<b>2. DESIGN/APPROPRIATENESS COMMENTS</b>	
a. Provide detail of mechanical screening.	Refer to A-201.
b. Waiver: +/- 81% 2nd Floor to 1st Floor volume ratio. Supportive	Waiver request added to Letter of Intent.

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<b>DRB PLAN REVIEW (Continued)</b> 04/22/2019   Review by Fernanda Sotelo		<b>Response</b>
<b>3. ZONING</b>		
a. 4 variances: 1. Variance #1 to reduce the north side setback from 10' to 7'-6". Supportive 2. Variance #2 to reduce the south side setback from 10' to 7'-6". Supportive 3. Variance #3 to reduce the sum of the side setback from 20' to 15'-0". Supportive 4. Variance #4 to exceed the maximum elevation for allowable encroachments in required yards. Not Supportive	Refer to A-010 for Variance Diagrams.	
b. Refer to comments posted in energov by IV	Acknowledged	

<b>DRB PLAN REVIEW</b> 04/18/2019   Review by James Murphy		<b>Response</b>
General Correction 04/18/19 Staff First Submittal Review Comments Design Review Board		
SUBJECT: DRB19-0397, 5245 N. Bay Road Comments Issued: 04/26/19   04/18 JGM Final CAP/PAPER Submittal: 1:00 PM on 05/06/19 Notice to Proceed: 05/13/19 Tentative Board Meeting Date: 07/02/19		
PERTINENT INFO The CAP and Paper Final submittal deadline is 1:00 PM on 05/06/2019 for the July 02, 2019 meeting. 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 05/15/2019		
DRAFT NOTICE: DRB19-0397, 5245 North Bay Road. 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 both required side and sum of the side setbacks and to exceed the maximum elevation for allowable encroachments in required yards, to replace an existing one-story residence.		
1. APPLICATION COMMENTS		
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION		
a. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.	FINAL SUBMITTAL was added to the front cover page.	
b. Add narrative response sheet.	Narrative response provided.	

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<b>DRB PLAN REVIEW</b>	
<b>04/18/2019   Review by James Murphy</b>	
<b>Response</b>	
<b>3. DESIGN/APPROPRIATENESS COMMENTS</b>	
a. Provide detail of mechanical screening.	Refer to A-201
b. Waiver: +/- 81% 2nd Floor to 1st Floor volume ratio. Supportive	Waiver request added to Letter of Intent.
c. Variances: <ul style="list-style-type: none"><li>• Variance #1 to reduce the north side setback from 10' to 7'-6". Supportive</li><li>• Variance #2 to reduce the south side setback from 10' to 7'-6". Supportive</li><li>• Variance #3 to reduce the sum of the side setback from 20' to 15'-0". Supportive</li><li>• Variance #4 to allow for the maximum height in a side yard for projecting cantilevered deck to exceed the allowable height of 30" above grade. Not Supportive</li></ul>	Refer to A-010 for Variance Diagrams.
<b>4. VARIANCE/ZONING COMMENTS</b>	
<b>5. LANDSCAPE COMMENTS</b>	
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.