



SUSTAINABLE
DESIGN
+CONSULTING

April 4, 2019

Re: Process # M2018018528/ [BR1802578](#)

Rey Residence
1351 LENOX AVE,
Miami Beach, FL 33139

Please see below responses to Critique Sheet comments. Responses are provided by discipline.
A copy of the original critique sheet is attached.

HPB Plan Review - Fail:

Discipline / Item No.	Comments
HPB 1a	Comment: a. Provide color photographs (min 4"x6" on printed 11"x17" sheet) of all sides of the exterior of the home
	Response: Format updated as required, see submittals
HPB 1b	Comment: b. Provide color photographs (min 4"x6" on printed 11"x17" sheet) of the surrounding properties from the street
	Response: Format updated as required, see submittals
HPB 1c	Comment: Provide larger scale floor plans and demo floor plans
	Response: Sheets revised to larger scale, 3/8":1'-0"
HPB 1d	Comment: Remove reflected ceiling plans (sheets A-300 and A-301) and sheet A-800
	Response: Sheets removed from set
HPB 1e	Comment: Provide building card and original permit plans
	Response: Plans and card submitted
HPB 2a	Comment: Staff recommends removal of the existing hedge material along Lenox Avenue and replacement with a ground cover species that does not exceed 36" in height at maturity.
	Response: Hedge will be trimmed to match the height of the existing street fence and gates to maintain required security, as negotiated. See note added to plans.





HPB Admin Review - Fail:

Discipline / Item No.	Comments
Admin 1	Comment: Application form needs to include the full legal description. Please attach legal description as "EXHIBIT A" Response: Legal description added, see attachments
Admin 2	Comment: Must upload mailing labels. Response: Mailing labels have been provided.
Admin 3	Comment: The following fees are outstanding (tentative) and will be invoiced by April 15. 1. Advertisement - \$1,500 2. Board Order Recording - \$100 3. Posting - \$100 4. Courier - \$70 5. Mail Label Fee (\$4 per mailing label) \$? Total Outstanding Balance = \$? NOTE: All fees MUST BE PAID by April 17 or the application will not move forward. Response: Fees will be paid, please provide outstanding balance.



Admin 4	<p>Comment: In addition to the fees, the following shall be provided to the Department no later than April 8th 12:00pm Final Paper submittal deadline:</p> <ul style="list-style-type: none"> • 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. • Any additional information/documents provided • 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17). • 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. • 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). <p>NOTE: Please make sure you identify the final submittal by the file number - when dropping it</p> <p>Response: All required documents and peripherals are provided.</p>
---------	--

HPB Zoning Review - Fail:

Discipline / Item No.	Comments
Zoning 1	<p>Comment: 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'.</p> <p>Response: Plans and documents have been uploaded with appropriate name and date.</p>
Zoning 2	<p>Comment: Provide a narrative responding to staff comments.</p> <p>Response: Narrative letter provided.</p>
Zoning 3	<p>Comment: 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).</p>



	Response: The letter of intent has been revised and expanded to clarify intention and actions undertaken during the design process.
Zoning 4	Comment: Survey shall be updated to be not older than 6 month old from the time of application. Clearly indicate in survey all areas paved and landscaped. Response: Current survey is provided
Zoning 5	Comment: Provide zoning information in the department format. Response: Zoning information has been updated to comply with standards for the submittal in the same format that the architect has used and had approved in other projects submitted within the City of Miami Beach.
Zoning 6	Comment: Demolition plan showing all elements to be removed from site shall be provided. Response: Demolition plans have been provided with the full scope of elements to be removed shown.
Zoning 7	Comment: Plan D-200, D-201. Plans are confusing as they show existing and proposed elements. Response: Please clarify, demolition plans show existing conditions and elements to be removed. Only.
Zoning 8	Comment: Provide current color photographs of the project site and all existing structures (no Google images). Photographs shall be min 4"x 6" and no more than 4 photographs per page. Include a key plan and indicate photo reference. Response: Format updated as required, see submittals
Zoning 9	Comment: Page A-101. Revise site plan. Remove unnecessary shading. If shading is noted, clearly identify material, element, or purpose of shading. As per survey the pool is setback 23.7' from the rear property line, not 22.3' as noted. Response: Shading intensity has been reduced and the appropriate notation for pavers pathways have been added.
Zoning 10	Comment: Fence located in the required side and rear yards cannot exceed 7'-0" from grade elevation of 4.51' NGVD. Indicate elevation of the top of the fence not to exceed 11.51' NGVD. Response: Fence is an existing 6' high fence, note has been added to the site plan, A-101 to clarify.
Zoning 11	Comment: Ceiling plan is not necessary. Remove from plans. Response: Plans have been removed from set.
Zoning 12	Comment: Page A-100. Construction notes may be removed from page. Enlarge color aerial and location of property. Response: Page has been revised.
Zoning 13	Comment: Floor plans shall include details of the guest house. Response: Floor plan, roof plan and elevations of the accessory structure have been added to plans, noted for information only.



Zoning 14	<p>Comment: Revise rear yard open space calculations and diagrams. The open space applies only to the rear setback area. The rear yard (22'-6" from the rear property line) shall be 70% landscaped. Based on the existing structure, the rear yard is currently at 72% open space. Only 2% of impervious area can be added to the rear yard.</p> <p>Response: Yard open space calculations have been revised based upon the appropriate dimension criteria and the updated survey information. No work is to be performed in the rear yard as part of this project.</p>
Zoning 15	<p>Comment: Revise front yard open space calculations and diagrams. The open space applies only to the first 20'-0".</p> <p>Response: Yard open space calculations have been revised based upon the appropriate dimension criteria and the updated survey information.</p>
Zoning 16	<p>Comment: Remove ground floor steps, pool, etc from the second floor plan.</p> <p>Response: Items have been removed. Floor plan consists of only second floor elements.</p>
Zoning 17	<p>Comment: The walkways on the side yards cannot exceed 44" in width. Reduce the width of the walkways.</p> <p>Response: Walkway width requirements have been dimensioned on Sheets A-200 and the appropriate removal of existing paver area has been noted on the demolition plans</p>
Zoning 18	<p>Comment: Any paving around the pool shall be setback 7'-6" from the side property line.</p> <p>Response: Paving setback requirements have been dimensioned on Sheets A-200 and the appropriate removal of existing paver area has been noted on the demolition plans</p>
Zoning 19	<p>Comment: Paving on the north side yard between the structures shall be setback 7'-6" from the side property line.</p> <p>Response: Paving setback requirements have been dimensioned on Sheets A-200 and the appropriate removal of existing paver area has been noted on the demolition plans</p>
Zoning 20	<p>Comment: Provide elevation drawings of the accessory building.</p> <p>Response: Floor plan, roof plan and elevations of the accessory structure have been added to plans, noted for information only.</p>
Zoning 21	<p>Comment: All site elevations and building elevations shall be indicated in NGVD. Building elevation shall be measured from the building finish floor to the midpoint of the highest roof.</p> <p>Response: Elevations have been revised to reflect NGVD and midpoint of roof. NOTE: Public works requires some documentation to be in NAVD which may require conflicting information to be presented in CD for competing agencies within the City.</p>
Zoning 22	<p>Comment: Provide lot coverage and unit size calculations with shaded diagrams in separate pages. Accessory building counts in both unit size and lot coverage.</p>



	Response:
Zoning 23	<p>Comment: As the lot coverage exceeds 25% and the area of the second floor exceeds 70% of the first floor area. Therefore, a waiver to exceed the maximum 70% of the area of the first floor is required. Provide an axonometric showing second floor area in reference to the first floor area.</p> <p>Response: Waiver request has been clarified in the letter of intent and an axonometric drawing, describing the massing of the building has been added to the plans.</p>
Zoning 24	<p>Comment: Page A-700 can be removed.</p> <p>Response: Page has been removed</p>
Zoning 25	<p>Comment: In order to allow a second kitchen in the property, a covenant approved by the Planning Director shall be provided at the time of the building permit.</p> <p>Response: A note has been added to the size plan indicating the requirement of a covenant for the building permit.</p>
Zoning 26	<p>Comment: Indicate location of the air conditioning equipment.</p> <p>Response: Location of new ac equipment has been added to plan and noted as to remain in same location as existing equipment.</p>

HPB Landscape Review - Fail:

Discipline / Item No.	Comments
Landscape 1	<p>Comment: Tree Protection fence for existing trees and palms to remain shall consist of a 4' chain link fence with metal posts as per CMB Code Chapter 46. Please graphically show the location of fence to the dripline on the Tree Disposition Plan. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 7722 for the approved tree protection fence detail.</p> <p>Response: A note has been added to the tree disposition plan clarifying the requirements and the locations of any required protection items.</p>
Landscape 2	<p>Comment: If the building official determines that the value of the addition or rehabilitation is more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of Miami Beach Landscape Ordinance is required.</p> <p>Response: A current property appraisal has been provided to the CMB demonstrating that the construction costs for the rehabilitation does NOT exceed 50%, eliminating the requirement for compliance with the landscape ordinance.</p>



Landscape 3	<p>Comment: Note that on October 19, 2016, the City of Miami Beach adopted a new landscape ordinance, Chapter 126 entitled Landscape Requirements. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. Refer to the Landscape Requirements link within the Planning Department website at http://www.miamibeachfl.gov/city-hall/planning/landscape-requirements/</p> <p>Response: A current property appraisal has been provided to the CMB demonstrating that the construction costs for the rehabilitation does NOT exceed 50%, eliminating the requirement for compliance with the landscape ordinance.</p>
-------------	---

The above responses to comments are true to the best of our knowledge and experience. We are glad to discuss any item in person, if requested.

Sincerely,

Daniel Lewis, AIA