

PLAN CORRECTIONS REPORT (DRB19-0444)

PLAN ADDRESS: E 445 E Di Lido Dr
Miami Beach, FL 33139
PARCEL: 0232320110560
APPLICATION DATE: 06/14/2019
SQUARE FEET: 5,250
DESCRIPTION: Single Family Residence
EXPIRATION DATE:
VALUATION: \$2,000,000.00

CONTACTS	Name	Company	Address
Applicant	Yaiza Lopez	Doo-Corp	Sw 2937 Sw 27 Ave 101 Miami, FL 33133

Submittal Intake **Version: 1** **Date Received: 06/17/2019** **Date Completed: 06/28/2019**

1. DRB Zoning Review - Fail Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: Comments issued on June 28

1. Provide a narrative responding to staff comments.
2. The lot area and lot depth of the property shall be measured up to the center of the seawall. Indicate length on survey or site plan. Revised lot area shall be indicated on survey. Lot area.
3. The calculations for the property using the lot area shall be revised based on the new lot area, as noted on previous comment above.
4. Architectural floor plans shall be provided. (remove graphics of plans at all levels). Provide clear dimensions. If possible remove furniture.
5. Indicate width of driveway on site plan.
6. Indicate elevation of roof surfaces on roof plan.
7. The project does not comply with the front setback of 30'-0".
8. Revise lot coverage calculations. Garage cannot be discounted in lot coverage. Portion of second floor over the garage counts in lot coverage. Only the portion with one-story can be discounted. Area in courtyard exceeding the requirements in section 142-106(2)d. shall count in lot coverage. Provide a diagram showing calculations.
9. Revise unit size calculations. A maximum of 500 sf of garage area can be discounted.
10. The maximum building height shall be measured from the lowest enclosed living area floor above flood elevation (10.0' NGVD)
11. Clearly indicate section marks on floor plans.

2. DRB Admin Review - Fail Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

Comments: COMMENTS ISSUED 6/27/19

-Application and Label Documents are missing and must be uploaded for further review.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday July 15, 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 Wednesday July 17, 2019

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

3. Planning Landscape Review - Fail Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov

Comments: General Correction #1

- 1- Provide a written response to comments.
- 2- 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.
- 3- As per CMB Code Chapter 126, only canopy shade trees -not palms- may be counted towards satisfying tree requirements.
- 4- Provide adequate spacing for trees that are counted towards satisfying landscape code requirements. Canopy shade trees

planted in close proximity with the intend to create a hedge or topiary, may not be counted.

Ricardo Guzman / rguzman@miamibeachfl.gov
Senior Planner
Planning Department
1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Tel: 305-673-7000 x6113 / www.miamibeachfl.gov

4. DRB Plan Review - Fail

James Murphy Ph: email: jamesmurphy@miamibeachfl.gov

Comments: General Correction 06/19/19
Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB19-0444| 445 E DiLido Drive
Comments Issued: 06/28/19 | 06/19 JGM
OCTOBER First Submittal Deadline: 07/15
OCTOBER Final Submittal Deadline: 08/05
Tentative Meeting Date: 10/01/19

PERTINENT INFO:

Application not moving forward in SEPTEMBER resubmit for OCTOBER using above deadlines.

DRAFT NOTICE:

DRB19-0444, 445 East Dilido Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence to replace an existing two-story architecturally significant pre-1942 residence including one or more waivers.

1. APPLICATION COMMENTS

- a. Missing application
- b. Missing mailing labels
- c. Missing Letter of Intent
- d. Missing cd survey

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. GENERALLY: improve drawings. Font sizes must be increased. Tone down the colors. Enlarge plans to include all property lines.
- b. Z1.00 and Z1.01 Separate and Simplify. Remove calculations. Separate and ADD City of Miami Beach zoning legend to use.
- c. Z1.00 and Z1.01 Lot coverage and open space to separate sheet, enlarge. Only one-story portion of garage is excluded from lot coverage (cannot have second floor above)
- d. Z1.00 and Z1.01 First level and second level unit size to separate sheet, enlarge. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet). Interior Stair slab counts towards first level unit size. Interior Stair treads count towards second level unit size.
- e. Separate waiver diagrams. Examples emailed under separate cover.
- f. Improve yard section diagrams. Examples emailed under separate cover.
- g. A1.0 Turn off landscape layer. Tone down colors. Include side elevation measurements. A2.0 Front setback variance needed. Relocate garage behind 30' setback line. Turn off landscape layer. Tone down colors. Include side elevation measurements.
- h. A-2.1 Relabel all balconies to terraces. Turn off landscape layer. Tone down colors. Include side elevation measurements.
- i. GENERALLY: all elevations and sections need to be revised. Elevations/sections revised to one per page include PLS and setbacks, improve line weights. show keyplan where elevation/section is taken, Remove unnecessary measurements, Font sizes in elevation legend must be increased. Add overall height measurement measured from finished first floor. Drawings should also depict NGVD amount. Include CMB Grade measurement, and BFE.
- j. A-4.00 Increase font size of call outs and measurements and elevations marks
- k. A-4.01 Increase font size of call outs and measurements and elevations marks
- l. A-2.10 Improve clarity and quality
- m. A-5.00 Height must be measured from lowest finished first floor (enclosed). Section show that to be 10 not 10.5. Revise. show keyplan where elevation/section is taken
- n. A-5.01 Height must be measured from lowest finished first floor (enclosed). Section show that to be 10 not 10.5. Revise. show keyplan where elevation/section is taken Ad
- o. MISSING Context study. Missing elevation of front of house with two abutting properties
- p. MISSING waiver diagrams
- q. "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
- r. Add narrative response sheet.

3. ZONING/VARIANCE COMMENTS.

- a. Front setback variance. Required 30'-0". Proposed 20'-0". NOT SUPPORTIVE

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Waiver #1: RS3 , 31 feet for sloped roofs when approved by the DRB. NOT SUPPORTIVE
- b. Waiver #2 70% second floor limitation: 77% SUPPORTIVE
- c. Waiver both side (north and south) open space waivers. SUPPORTIVE
- d. Add contrasting material to bulk stucco

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.

5. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: SUBJECT: DRB19-0443 959 Normandy Drive DAS NODE
Comments Issued: FSC 06/18/19
Final CAP/PAPER Submittal: 1:00 PM on 07/08/19
Notice to Proceed: 07/15/19
Tentative Board Meeting Date: 09/03/19

- a. Application fee not paid.
 - b. One-to-one replacement – cobra head to match existing
 - c. HPB project drawings mixed in w/ DRB drawings – revise submittal to include only and all DRB drawings and photos.
 - d. Owner Affidavit needs to be signed by Assistant City Manager, to be coordinated with and completed by Planning Department.
 - e. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
 - f. Add narrative response sheet.
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