

September 9, 2019

City of Miami Beach

RE: DRB19-0454
1025 W. 47th Street

1. APPLICATION COMMENTS

a. Refer to comments posted by Monique Fons regarding any application deficiencies.

1) Architect may need to register as a lobbyist.

Architect will register as lobbyist

2) If Architect will be making decisions on behalf of the owner at the DRB hearing then a Power of Attorney on page five (5) of the application must be complete.

3) Label Documents are missing and must be uploaded for further review (i.e. Certified Letter, Radius Map, Owners List, Labels). The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday September 16, 2019

Response: Actual mailing documents were delivered to Planning office on August 19, 2019. The digital files have been uploaded to system

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 September 18, 2019

Response: Fees will be paid by deadline

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Monday September 09, 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.).

Response: Actual mailing documents were delivered to Planning office on August 19, 2019. The digital files have been uploaded to system

- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional September 05, 2019 Page 1 of 7 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). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted.

Response: Attached to submitted package

2. GENERAL

- Provide a narrative responding to staff comments.
- Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.
- All drawings to be dated – ensure final submittal date is on the cover sheet.

Response:

- Attached**
- FINAL SUBMITTAL identified in drawings**
- Drawings dated September 9, 2019**

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- A.02 ZONING LEGEND** A0.2 Lot coverage = ed. Confirm and correct.
- A.07** Proposed Rear Yard exceeds Max elevation: 6.56', proposed 7.24'. Revise.
- A.14, A.15** Provide Dimensions of building / volumes

Response:

- Zoning Legend corrected**
- Yard Elevations revised**
- Dimensions added**

4. ZONING/VARIANCE COMMENTS.

- Revise zoning information. Adjusted grade is 5.77' NGVD. ($\text{Flood} + \text{grade} / 2 = 8 + 3.55 / 2 = 5.77'$)
- Page A.03. Lot coverage diagram and calculations shall be revised. The area in white representing steps counts in lot coverage, as it is covered by an enclosed floor above.
- Revise open space diagrams and calculations. Although the project complies with these requirements, the calculations are incorrect. Only $\frac{1}{2}$ of the area of the pool counts as open space, as the pool is above adjusted grade.
- Fences are measured from grade elevation. Revise section drawings on page A0.6. Fence exceeds the maximum 7'-0" from grade.
- The pool height within the rear yard exceeds the maximum elevation allowed of 6.56' NGVD.
- The front yard (20'-0") does not comply with the minimum required yard elevation. See section 142-105(b)(8) for areas that are allowed to be lower.

Response:

- Zoning information corrected**
- Area is not covered by floor above, it is open to sky**

- c) Calculations have been corrected*
- d) Fences have been corrected*
- e) Pool height corrected in corresponding drawings*
- f) Front yard has been adjusted, a second section on sheet A.07 has been added for clarity*

5. DESIGN/APPROPRIATENESS COMMENTS

- a. Waiver #1: Height of west side open space 6.56' Max. 9' proposed
- b. Waiver #2 70% second floor limitation: 90%

Response:

- a) West side open space has been lowered, steps added to reach house*
- b) Ground floor is less than 25%, waiver not necessary*

6. LANDSCAPE COMMENTS

- a. Refer to comments posted by landscape reviewer

Comments: 1. Provide a Landscape Plan with the Landscape Legend form permanently affixed to the Landscape Plans, in order to show compliance with the new City of Miami Beach landscape requirements.

Response:

- a) Please refer to revised Landscape drawings*

Sincerely,

Norman Blandon, R.A.
President
N25 Architecture Co.