

# ATELIER305

ARCHITECTURE+DESIGN

Phone: 305-951-2894

## Responses to City comments

**Project: Jaggi Pinetree Villa**

**Location: 5630 Pine Tree Drive. Miami Beach, FL 33140**

**Subject: DRB19-0459**

**September 9th, 2019**

Comment No.	Comment Description	Reviewer	Responses
<b>1. APPLICATION COMMENTS</b>			
a	<p>Refer to CAP system for Application comments. 1) Architect may need to register as a lobbyist. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday September 16, 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 September 18, 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 September 09, 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., 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). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted. 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. moniquefons@miamibeachfl.gov</li> </ul>	Monique Fons	Noted
<b>2. GENERAL</b>			
a	Provide a narrative responding to staff comments.	Monique Fons	Noted
b	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.	Monique Fons	Noted
c	All drawings to be dated – ensure final submittal date is on the cover sheet.	Monique Fons	Noted
<b>3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION</b>			
a	a. A-2.2 relabel front terrace to 'balcony'	James Murphy	Refer to revised Sheet A-2.2
<b>4. ZONING/VARIANCE COMMENTS</b>			
1	1. For next 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'.	James Murphy	Noted, refer to updated cover sheet. Date updated in all sheets of DRB Set.

2	2. Provide a narrative responding to staff comments.	James Murphy	Refer to enclosed narrative
3	3. Revise lot width of the property to be the width at 20'-0" setback from the front property line intersecting both side property lines. Indicate lot width in site plan and zoning information.	James Murphy	Refer to revised Sheets A-1.2, A-1.3 and A-1.4
4	4. All screening for mechanical equipment encroaching into the required side yard cannot exceed 10'-0" from grade elevation or 5'-0" from flood elevation. The screening appears to exceed 5'-0" from flood.	James Murphy	Refer to revised Sheet A-3.0s, A-4.0s and A-5.0s
5	5. Although the project complies with the open space required in the rear and front yards, it appears that the calculations are not correct. Revise rear and front yard areas and percentages.	James Murphy	Refer to revised Sheet A-1.7
6	6. Required front yard open space is 50% of the front yard. Revise area and calculations.	James Murphy	Refer to revised Sheet A-1.7
7	7. Area noted as 'Outdoor patio' at the rear on page A-2.1 shall be setback 7'-6" from the side property line.	James Murphy	Refer to revised sheets A-1.4 and A-2.1
8	8. The railing of the accessible roof deck shall be setback 10'-0" from the exterior walls below. It does not comply on the north side. The area shall be reduced to a minimum access width.	James Murphy	Refer to revised Sheets A-1.8 and A-2.3, the such area (upper landing) has been reduced to the minimum with of 3' to access the roof deck.
<b>5. DESIGN / APPROPRIATENESS COMMENTS</b>			
1	a. Waiver #1: South elevation exceeds 60' uninterrupted. NOT SUPPORTIVE	Fernanda Sotelo	Not Applicable. South elevation does not exceed 60' uninterrupted. Refer to Sheets A-2.1 through A-2.3 showing the 8'-0" recessed wall from the 60' long south wall
2	b. Waiver #2: 70% limitation. Missing diagram. 124% due to cantilevered elements	Fernanda Sotelo	Noted. Refer to diagram on Sheet A-1.9
3	c. Waiver #3 north side courtyard, exceeds 6.630 waiver.	Fernanda Sotelo	Noted. Refer to Sheet A-4.2
<b>6. LANDSCAPE COMMENTS</b>			
a	1. Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms that are a minimum of ten feet in height and 3 inches in diameter (DBH) for trees and a minimum of 4 inches in diameter (DBH) for palms. Include a copy of the Tree Survey with the Landscape Plans.	Enrique Nunez	Noted. Tree Survey Enclosed
<b>7. URBAN FORESTRY GROUP</b>			

<p>a</p>	<p>Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. Permit drawings of the site shall show the tree protection zones, as shaded areas that are accurately drawn to scale and labeled as such on the drawings. The tree protection zones shall be shown on all drawings that include any underground utility installations, including, but not limited to, irrigation, plumbing, electrical, telecommunication or streetlight lines. The tree protection zones shall be shown on all drawings that include structural installations that will require excavation(s), and for above-ground installations that may include, but is not limited to, such as walkways, street lights, overhead wires or other types of infrastructure. City approved tree protection detail also need to be included within permit drawings. Please provide a tree evaluation report prepared by an ISA Certified Arborist or Consulting Arborist through ASCA.</p>	<p>Omar Leon</p>	<p>Noted. Tree Survey, Tree Disposition Plan and Proposed Landscape Plan Enclosed. Any additional information will be provided as part of the Urban Forestry / Master Permit Set</p>
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