

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1710 W 23 Street			
FOLIO NUMBER(S) 02-3228-001-1660			
Property Owner Information			
PROPERTY OWNER NAME Stephen P Bradway and Athena H Bradway			
ADDRESS 540 Colville Road		CITY Charlotte	STATE NC
ZIP CODE 28207			
BUSINESS PHONE (305) 576-9909	CELL PHONE	EMAIL ADDRESS Osharif@brodsonconstruction.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval for the construction of a new two-story single-family residence to replace an existing two-story pre-1942 residence including one or more waivers.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
<b>Party responsible for project design</b>			
NAME <b>Sofia Salvat Mere</b>		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS <b>2900 SW 28th Terrace</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33133</b>
BUSINESS PHONE <b>(305) 373-4990</b>	CELL PHONE	EMAIL ADDRESS <b>Sofia@strang.design</b>	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME <b>Michael Larkin</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 South Biscayne Boulevard, Suite 850</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>(305) 374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>MLarkin@BRzoninglaw.com</b>	
NAME <b>Matthew Amster</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 South Biscayne Boulevard, Suite 850</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>(305) 374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>MAmster@brzoninglaw.com</b>	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property    ☐ Authorized representative


**SIGNATURE**

Stephen P Bradway

**PRINT NAME**

11-8-19

**DATE SIGNED**

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- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
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The aforementioned is acknowledged by:

☒ Owner of the subject property    ☐ Authorized representative

*Athena H. Bradway*  
**SIGNATURE**

Athena H Bradway

**PRINT NAME**

*11-8-19*

**DATE SIGNED**

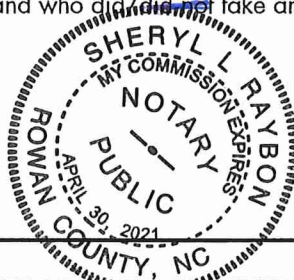
**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF NORTH CAROLINACOUNTY OF MELKLENBURG

I, Stephen P Bradway, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Stephen P. Bradway  
SIGNATURE

Sworn to and subscribed before me this 8th day of NOVEMBER, 2019. The foregoing instrument was acknowledged before me by Stephen P. Bradway, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: APRIL 30, 2021

Sheryl L. Raybon  
NOTARY PUBLIC  
Sheryl L. Raybon  
PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_  
PRINT NAME



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF NORTH CAROLINACOUNTY OF MECKLENBURG

I, Athena H Bradway, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Athena H. Bradway**SIGNATURE**

Sworn to and subscribed before me this 8 day of November, 2019. The foregoing instrument was acknowledged before me by Athena H. Bradway, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: APRIL 30, 2021Sheryl L. Raybon**NOTARY PUBLIC**Sheryl L. Raybon**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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**NOTARY PUBLIC****PRINT NAME**

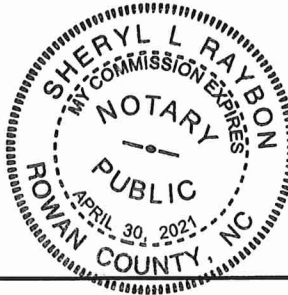
**POWER OF ATTORNEY AFFIDAVIT**STATE OF NORTH CAROLINACOUNTY OF MECKLENBURGI, **Stephen P Bradway**,

being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin to be my representative before the Design Review Board Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

**PRINT NAME (and Title, if applicable)**Stephen P. Bradway**SIGNATURE**

Sworn to and subscribed before me this 8<sup>TH</sup> day of NOVEMBER, 2019. The foregoing instrument was acknowledged before me by Stephen P. Bradway, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: APRIL 30, 2021Sheryl L. Raybon**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**N/A****NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.



**POWER OF ATTORNEY AFFIDAVIT**STATE OF NORTH CAROLINACOUNTY OF MECKLENBURGI, Athena H Bradway,

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Athena H. Bradway**PRINT NAME (and Title, if applicable)**Athena H. Bradway**SIGNATURE**

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NOTARY SEAL OR STAMP

My Commission Expires: APRIL 30, 2021Sheryl L. Raybon**NOTARY PUBLIC**Sheryl L. Raybon**PRINT NAME****CONTRACT FOR PURCHASE**

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N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

**N/A**

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST

**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Michael Larkin</u>	<u>200 South Biscayne Boulevard, Suite 850, Miami, FL</u>	<u>(305) 374-5300</u>
<u>Matthew Amster</u>	<u>200 South Biscayne Boulevard, Suite 850, Miami, FL</u>	<u>(305) 374-5300</u>
<u>Sofia Salvat Mere</u>	<u>2900 SW 28th Terrace, Miami, FL</u>	<u>(305) 373-4990</u>

Additional names can be placed on a separate page attached to this application.

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Stephen P Bradway,

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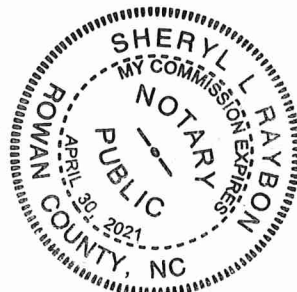
Stephen P. Bradway

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My Commission Expires: APRIL 30, 2021



Sheryl L. Raybon

**NOTARY PUBLIC**

Sheryl L. Raybon

**PRINT NAME**

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<u>Matthew Amster</u>	<u>200 South Biscayne Boulevard, Suite 850, Miami, FL</u>	<u>(305) 374-5300</u>
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STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

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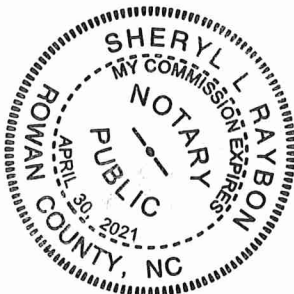
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NOTARY SEAL OR STAMP

My Commission Expires: APRIL 30, 2021



Sheryl L. Raybon  
NOTARY PUBLIC  
Sheryl L. Raybon  
PRINT NAME



## Exhibit A

### Legal Description

Lot 2, Block 3H, THIRD REVISED PLAT OF SUNSET ISLAND, according to the plat thereof, as recorded in Plat Book 40, at Page 8, of the Public Record of Miami-Dade County, Florida.

Property Address: 1710 W 23<sup>rd</sup> Street, Miami Beach, FL 33140



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236  
E-Mail: MAmster@BRZoningLaw.com

## VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

December 9 , 2019

James G. Murphy, Chief of Urban Design  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: DRB19-0479 – Design Review Board Approval for Property Located at 1710 W 23 Street, Miami Beach, Florida

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Dear James:

This firm represents Stephen and Athena Bradway, (the “Applicants”), the Applicants and owners of the property located at 1710 W 23 Street (the “Property”). Please consider this the Applicants’ letter of intent in connection of a request to the Design Review Board (“DRB”) for design review and waiver for the construction of a new two-story single-family residence to replace an existing two-story pre-1942 residence.

Property. The Property is a narrow, rectangular-shaped waterfront lot comprised of approximately 13,125 square feet, and is identified by Miami-Dade County Folio No. 02-3228-001-1660. The Property is in the RS-3, Single Family Residential Zoning District. The Property is located on the south side of Sunset Island 3 and west of mainland Miami-Beach. The Property fronts a waterway and Sunset Island 4 to the south. The surrounding neighborhood is comprised of a mix of 1- and 2-story single-family residences, including large homes on a double lot immediately to the west and across the streets to the north and east.

Description of Proposed Development. The Applicants propose to construct an exquisitely-deigned, modern two-story residence with a detached one-story garage. The proposed home features light stone cladding, wood siding and aluminum louvers framing the large glass windows and doors along the exterior of the home. The proposed home features a unique entrance midway along the east elevation in a spacious

courtyard. Another entry to the home is located on the north, but hidden by the garage. A crossing through a quaint breezeway leads to the entry door.

The proposed home is low-scale, as its design artfully breaks up the mass with the eloquently-designed detached garage, by incorporating courtyards on the west and east elevations, and utilizing an off-centered pool and pool deck, all of which break up the scale and mass of all elevations. The combination of the entrance courtyard, pool and garage locations results in a design that permits visibility through the entire length of the eastern portion of the Property. In fact, when entering the Property and towards the main entrance courtyard, the waterway is visible through the side yard. In addition to the courtyards, the design of the exterior walls of all elevations contain a variety of recessed areas and balconies and various materials that express great architectural interest. Additionally, much of the second floor is inset from the first with extensive planters. This unique design reduces the perception of mass and the scale of the home, while still providing adequate living space for the Applicants.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for height, unit size, lot coverage, setbacks, and open space. The height of the home is 24', which is within the maximum height for a flat roof and notably the Applicants do not seek any increase through a waiver. The size of the proposed home is approximately 6,355 square feet (48.4% of the lot size), with a lot coverage of 29.0%. The proposed home provides larger than required setbacks. It satisfies the 30' front setback, which is to the garage and the enclosed portion of the home is setback 50'-8". The home also greatly exceeds the rear setback of 26.25' by 19'-7". Further, the side yards comply with the Code, with the front portion of the home exceeding the minimum in the east by approximately 8'-8".

Waiver Request. The Applicants respectfully request DRB approval of the following waiver:

1. Side yard additional open space waiver pursuant to Code section 142-106(2)(d) to permit an east side open space at a higher elevation than the side yard.

*Side Yard Open Space.* The Code prefers 2-story elevations located parallel to a side property line to be less than 50% if the lot depth, or 60 feet, whichever is less, unless the home incorporates additional open space. The intent of this Code section is to reduce the scale and massing of 2-story homes, thereby reducing impacts of new 2-story homes on neighboring property owners. To incorporate additional open space, the Code requires that the open space be a regular shape, open to the sky, and at least eight feet in depth measured perpendicular from the side setback line. In addition, the area of the open space must be at least 1% of the lot area, the elevation height of the additional open space must

be the same as the maximum permitted elevation height of the required side yard, and at least 75% of the additional open space area must be sodded or landscaped.

The Applicants' design complies extensively with the intent of the Code. The proposed west courtyard fully complies with the Code requirements. The east courtyard, which requires the waiver for a few deficiencies, masterfully breaks up the massing of that elevation. The abundant open area with the staircase to the main entrance allows for passage through varying elevations and does not impede the design from meeting the intent of the Code. The stairs are necessary to provide access to the home through the side yard allowing for a functional operation of the home. While some recessed portions are not fully open to the sky, this deep courtyard has an extensive area open to the sky facing the neighbor to the east. The courtyard has been designed to be sensitive to the neighbor and greatly breaks up the elevation in a manner consistent with the Code.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

**(1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicants will provide a recycling or salvage plan during permitting.

**(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The windows on the new home will be hurricane-impact.

**(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided on the new home.

**(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.**

The Applicants' proposed landscape plan is resilient as it will be comprised of native and Florida-friendly plants, including trees and shrubs that are compatible with the area.

**(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also**



**specifically study the land elevation of the subject property and the elevation of surrounding properties.**

The Applicants propose the new structure to have a finished floor elevation at 11 feet NGVD, which includes 3 feet of freeboard to address future sea level rise.

**(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height**

The Applicants propose a finished floor elevation of 11 feet NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public right-of-ways and adjacent land.

**(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.**

All critical mechanical and electrical systems will be located above BFE.

**(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.**

Not applicable as the Applicant proposes a new home at BFE +3'.

**(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No habitable space is located below BFE.

**(10) As applicable to all new construction, stormwater retention systems shall be provided.**

The Applicants have engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

**(11) Cool pavement material or porous pavement materials shall be utilized.**

The Applicants propose a porous wood pool deck and a pervious "Hydro Pavers" driveway.

**(12) The design of each project shall minimize the potential for heat island effects on-site.**

The Applicants propose cool pavement, a light-colored roof and extensive landscaping that will minimize the potential for heat island effects.

Conclusion. Granting this design review application and associated waiver will permit the development of a beautifully-designed modern single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

cc: Michael W. Larkin, Esq.  
Robert Behar, Esq.

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

**BOARD APPLICATION CHECKLIST**

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

**Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.**

Property address: 1710 W 23rd Street Board: DRB Date: 10/21/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
<b>CAP FIRST SUBMITTAL</b> <b>To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline.</b> <b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	✓

Property address: 1710 W 23rd Street Board: DRB Date: 10/21/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
<b>10</b>	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	





Property address: 1710 W 23rd Street Board: DRB Date: 10/21/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 1710 W 23rd Street Board: DRB Date: 10/21/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
<b>42</b>	<b>The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	✓
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>	
Other	Potential Waivers: (2) Side opens space waivers, (1) 2nd to 1st Floor Volumetric SF	
Other		
Other		

**\*\*ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

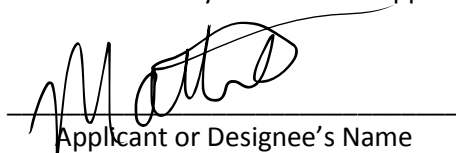


Property address: 1710 W 23rd Street Board: DRB Date: 10/21/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
<b>FINAL SUBMITTAL (CAP &amp; PAPER)</b> <b>Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.</b>		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	<b>PAPER FINAL SUBMITTAL:</b>	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

#### ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

  
Applicant or Designee's Name

\_\_\_\_\_  
Applicant or Designee's Signature

10/21/19  
Date



# [STRANG] ARCHITECTURE

**Project:** 1710 W 23<sup>rd</sup> ST, MIAMI BEACH, FL, 33140, USA.  
**Permit Number:** DRB19-0479  
**Re:** Final Submittal Narrative Responses from Architect  
**Date:** DECEMBER 9, 2019

## 1710 W 23<sup>RD</sup> ST RESIDENCE – FIRST SUBMITTAL REVIEW COMMENTS & RESPONSES

**PLAN ADDRESS:** W 1710 W 23 St **PARCEL:** 0232280011660

Miami Beach, FL 33140

**APPLICATION DATE:** 10/18/2019

**EXPIRATION DATE:**

**SQUARE FEET:** 4,051

**VALUATION:** \$1.00

**DESCRIPTION:** SFR replace an existing two-story pre-1942 residence including one or more waivers.

**CONTACTS Name Company Address**

**APPLICANT** Robert Behar Berrow Radell Fernandez & Larkin 200 South Biscayne Boulevard  
Miami, 33131

Matthew Amster Berrow Radell Fernandez & Larkin 200 South Biscayne Boulevard Suite 850  
Miami, FL 33131

**Submittal Intake Version: 1 Date Received: 11/19/2019 Date Completed: 11/27/2019**

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

Comments: Comments issued on November 27.

1. Provide a narrative responding to staff comments.

2. Provide a recent and legible survey as part of the architectural plans to verify grade elevation.

**Please see updated survey on sheet A-001. An original copy of the survey (not on the [Strang] titleblock) has also been provided.**

3. Clarify grade elevation. Page L-100 indicates 4.99' NGVD grade elevation and zoning table, page indicates 3.32' NGVD.

**Zoning information updated to show 4.99' NGVD.**

4. Revise lot coverage calculations. The garage area is approximately 751 sf, based on the dimensions provided. The exterior walls count in the lot coverage calculations. The developable width is based on the lot width minus the required setbacks. As such, the 30% of the developable width is 18'-4" in this case. The area exceeding 18'-4" from the edge of the side setback shall count in the lot coverage, including the notch adjacent to the entry.

**Please see revised sheet A-005 with overall dimensions to Garage added. The Garage measures a total of 24'-0" x 27'-6" (including exterior walls) which adds up to 660 SF.**

**Developable width notes on this sheet have also been updated as follows:**

**Lot width minus required setbacks = 55FT**

**30% of 55FT = 16'-6"**

5. Revise unit size calculations. The garage area is approximately 751 sf, based on the dimensions provided. Only 500 sf can be discounted. **Please see revised sheet A-005 with overall dimensions to Garage added. The Garage measures a total of 24'-0" x 27'-6" (including exterior walls) which adds up to 660 SF.**

**660SF – 500 SF = 160SF counted towards unit size.**

6. Note that the top of the pool equipment and ac equipment cannot exceed 5' from flood elevation and 10'-0" from grade.

**Please see added sheet A-304 with equipment heights.**

7. Note that the minimum elevation of the finish floor of the garage is adjusted grade (6.49' NGVD)

**This has been adjusted. Please see revised sheets A-100 and A-101 with new Garage floor slab elevation.**

8. Second floor AC units shall be screened from view.

**A screen has been added to conceal the AC units. Please see exterior elevations on sheets A-202 and A-202a.**

9. Lot coverage page, A-005 is mislabeled.

**This has been corrected.**

10. Note that fences within the side and rear yards can be measured from adjusted grade (6.49') instead of grade 4.99' (when the site complies with the minimum and maximum yard elevations). The maximum height of 7' and 5' for rear waterfront still applies. Note that in order to proposed this, it is also required that 4'-0" from the top of the fence be picket fence. **The heights of the property walls have been adjusted to be measured from adjusted grade. Fences have been added from 4'-0" from the top of the fence down to wall. Please see revised sheets A-302 and A-303.**

11. The minimum front yard elevation is 6.56' and that only areas of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have at a lower elevation.

**This has been adjusted. Please see revised spot elevations on sheet A-100.**

12. Indicate side setback of driveway.

**Driveway side setback dimension added to sheet A-100.**



# [STRANG] ARCHITECTURE

2. Urban Forestry Group Review - Not Reviewed Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

3. DRB Plan Review - Fail Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: FSC Comments

1. GENERAL

a. Provide a narrative responding to staff comments.

b. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.

**This has been adjusted. Please see revised cover sheet.**

c. Final submittal drawings must be dated.

**Final Submittal date has been added to cover sheet and titleblock.**

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A-001 Text is illegible provide a clear scan for drawing set.

**Please see updated survey on sheet A-001.**

b. Provide original survey as part of submittal

**An original copy of the survey (not on the [Strang] titleblock) has also been provided.**

c. Discrepancy in CMB grade: CMB Grade is noted in zoning legend as 3.32' and noted as 4.99' in elevations, plus survey is illegible.

**This has been adjusted. Please see revised zoning data on sheet A-002.**

Clarification needed and coordination throughout of Grade and adjusted grade.

**This has been adjusted in all exterior elevations and building sections.**

d. A-002 – Adjusted grade, per provided CMB grade is incorrect.

**This has been adjusted. Please see revised zoning data on sheet A-002.**

e. A-005 Lot Coverage Sheet is mislabeled

**This has been corrected. Please see revised zoning data on sheet A-005.**

f. A-005 – East side open space: in addition to 30% excess, the southwester portion open space enclosed by walls on three sides is to be included in lot coverage calculations.

**Enclosed area has been added to lot coverage area. Please see revised zoning data on sheet A-005.**

g. A-100 Garage shall be constructed not lower than adjusted grade, refer to Sec. 54-48 of the Code

**This has been adjusted. Please see revised sheets A-100 and A-101 with new Garage floor slab elevation.**

h. A-100, -101, -102 Provide overall massing dimensions

**Overall massing dimensions have been added on sheets A-100, A-101, and A-102 in red.**

i. All A-2XX sheets label A 'Key Plan' is misspelled (missing "K")

**This has been corrected on all sheets with Key Plan.**

j. All A-2XX sheets ensure that associated elevations (line drawing and corresponding rendering) are at the same scale  
**Color elevations have been reduced to match scale of black and white elevations. We have also included "zoomed-in" versions of the black and white elevations for legibility; see the A-20xb series.**

k. A-200 and A-200a Elevations do not match – correct and coordinate

**Elevations have been adjusted to match.**

l. A-201 and A-201a Elevations do not match – correct and coordinate

**Elevations have been adjusted to match.**

m. A-203(mislabeled as 202) and A-203a, East Elevation Elevations do not match – correct and coordinate

**This has been corrected and elevations have been adjusted to match.**

n. Yard elevations need to comply with code, refer to sec. 142-105b.(8) Exterior building and lot standards, review front yard elevations.

**Side Yard elevations have been adjusted to a max elevation of 6.56 per code. See revised Site Plan on sheet A-100 for revised elevation datum marks.**

o. Axonometrics – would be more beneficial as massing outlines

**Interior walls have been removed from Axonometrics to improve legibility.**

p. Missing waiver diagram.

**Please see sheet A-005 and A-203 for waiver diagrams.**

3. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1 side yard open space

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

Comments: COMMENTS ISSUED 11/26/19

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday December 16, 2019:

**November 27, 2019 Page 1 of 3**

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 December 18, 2019

## [STRANG] ARCHITECTURE

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

Tuesday December 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.).
- 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). 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

5. DRB Plan Review - Fail James Murphy Ph: email: jamesmurphy@miamibeachfl.gov

Comments: General Correction 11/20/19 JGM

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB19-0479 | 1710 West 23rd Street

Comments Issued: 11/20/19

Final CAP/PAPER Submittal: 1:00 PM on 12/09/19

Notice to Proceed: 12/16/19

Tentative Board Meeting Date: 02/04/20

### PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 12/09/19 for the FEBRUARY 04, 2020 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 12/18/19

### DRAFT NOTICE:

DRB19-0479, 1710 West 23rd Street. 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

#### 2. GENERAL

- a. Loose survey for 425 435 ERAD included.

**Please see updated survey on sheet A-001. An original copy of the survey (not on the [Strang] titleblock) has also been provided.**

- b. Provide a narrative responding to staff comments.

- c. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.

**This has been adjusted. Please see revised cover sheet.**

- d. Final submittal drawings must be dated.

**Final Submittal date has been added to cover sheet and titleblock.**

#### 3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Survey Illegible. Use survey not scanned onto [strang] title block. Cannot verify CMB Grade or lot area. Or property dimensions.

**Please see updated survey on sheet A-001. An original copy of the survey (not on the [Strang] titleblock) has also been provided.**

- b. A-002 Zoning legend. Freeboard is 3 not 5. Correct. (design floor elevation is bfe + 3)

**This has been adjusted in all exterior elevations and building sections.**

- c. A-009 Add additional pages (2) of exterior of existing house (4, color to a page)

**Photos of existing house have been added. Please see new sheet A-009b.**

- d. A-100 Add dimension between garage and residence. Add setback dimension to driveway to east side pl.

**Please see added dimensions on sheet A-100.**

- e. A-102 Add slab elevation datum mark. Add garage roof elevation datum mark.

**Please see added datum marks on sheet A-102.**

## [STRANG] ARCHITECTURE

f. A-103 Add slab elevation datum mark to roofs. Add dimension between garage and residence. Garage and residence does not appear to have 5'-0" clear to sky distance separation: variance needed.

**Please see added datum marks and dimensions on sheet A-103.**

g. A-200 Remove BF+5 elevation mark. Side yards do not appear to comply with minimum yard elevations.

**Side Yard elevations have been adjusted to a max elevation of 6.56 per code.**

h. A-201 Remove BF+5 elevation mark. Side yards do not appear to comply with minimum yard elevations.

**Side Yard elevations have been adjusted to a max elevation of 6.56 per code.**

i. A-202 Reduce to fit property lines (but reduce all elevations to same scale). Remove BF+5 elevation mark. Side yards do not appear to comply with minimum yard elevations.

**Color elevations have been reduced to match scale of black and white elevations. We have also included "zoomed-in" versions of the black and white elevations for legibility; see the A-20xb series.**

**Side Yard elevations have been adjusted to a max elevation of 6.56 per code.**

j. A-202 second version. Relabel A-203. Reduce to fit property lines (but reduce all elevations to same scale). Remove BF+5 elevation mark. Side yards do not appear to comply with minimum yard elevations.

**Color elevations have been reduced to match scale of black and white elevations. We have also included "zoomed-in" versions of the black and white elevations for legibility; see the A-20xb series.**

**Side Yard elevations have been adjusted to a max elevation of 6.56 per code.**

k. A-302 Missing section cuts through mechanical equipments along both side yards.

**Section details of side yard mechanical equipments have been added. Please see added new sheet A-304.**

l. Cover, A-901, A-902 Revise renderings to accurately depict landscaping

**Renderings have been updated to show accurate landscaping.**

m. A-1000 Correct with these numbers Second floor = 2766 First floor = 3989. 69% second floor ratio

**This has been corrected.**

n. Add waiver diagram (height)

**We are not requesting a height waiver for this project. Height is BFE + 3FT Freeboard + 18FT as allowed by code.**

o. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

**Final Submittal date has been added to cover sheet and titleblock.**

p. Add narrative response sheet.

4. ZONING/VARIANCE COMMENTS.

### November 27, 2019 Page 2 of 3

a. Variance needed for front setback (see comment 3g)

### 5. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1 east sides: % of sod. SUPPORTIVE

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.

### 6. Planning Landscape Review - Fail Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

#### Comments:

1. Refer to Chapter 126 City of Miami Beach landscape ordinance

**Thank you, we have referred and reviewed Chapter 126 City of Miami Beach Landscape Ordinance.**

2. Sec. 126- architect licensed to practice in the State of Florida 4(b) and (c) states that tree disposition plans and landscape architect licensed to practice in the State of Florida.

**Please see updated Landscape permit set that has been signed and sealed by a Landscape architect licensed to practice in the state of Florida.**

3. Sec. 126-7. Tree compliance options are available when required trees or mitigation/replacement trees cannot be planted on the subject property. Study the opportunity to plant the 6 mitigation trees listed for the tree trust fund architect licensed to practice in the State of Florida

**We have studied to plant 6 mitigation trees but are unable to do so, we have met zoning Trees requirement and a great percentage of the mitigation requirement, our client is ready to pay the 6 trees per tree trust fund.**

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