



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 01-06-2020
TO: City of Miami Beach Building Department
RE: DRB19-0489
1485 Cleveland Road, Miami Beach, FL
Narrative for DRB Final Submittal

Submittal Intake Version: 2 Date Received: 12/17/2019 Date Completed: 12/24/2019

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

2. DRB Admin Review - Fail

moniquefons@mi

amibeachfl.gov

COMMENTS

ISSUED 12/27/19

1) Label Documents must be uploaded for further review (Owners List, Gum Labels, Radius Map, Certified Letter)

Label Documents have been uploaded.

2) Owner Affidavit on page 4 of the Application must be Notarized.

Please see revised application.

3) Power of Attorney on page 5 of the application must be completed if applicant/owner will not be present at DRB Hearing.

Please see revised application.

4) Applicant Affidavit on page 8 must be signed and Notarized.

Please see revised application.

5) Architect may need to register as a Lobbyist.

Noted.

6) Revised Application and Label Documents must be uploaded to EReview.

Revised application and label documents have been uploaded.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/13/20:

1. Advertisement - \$1,544
2. Posting - \$103
3. Mail Label Fee (\$5 per mailing label) – \$
4. Courier - \$ 70
5. Board Order Recording - \$ 103
6. Variance(s) - \$ (\$772 p/ variance)
7. Sq. Ft Fee - \$ (.31 cents p/ Sq Ft.)

Noted. Fees will be taken care of.

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 1/15/20

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline 1/06/20, 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.

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- 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.
Above items have been noted and have been provided.

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

3. DRB Plan Review - Fail

Comments: FSC /JGM

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Generally, size and line weight of dimensions and text notes are often conflicting with landscape elements and illegible: adjust to be legible by either increasing scale or line thickness, or both.
Size and line weights of fonts increased and otherwise improved legibility of set.
- b. Zoning Data Sheet / A0.01 – Missing adjusted grade
Adjusted grade added on the Sheet.
- c. Lot Coverage / A0.08 – Calculation and Percentage illegible – refer to previous general comments.
Font size increased for legibility.
- d. Zoning Waiver Diagrams / A0.16 –
 - i. Ht. waiver diagram is incomplete; it does not show portion of structure that is requesting the waiver.
Diagram legibility has been improved.
 - ii. Second floor unit size diagram does not relay pertinent information. Diagram should be exploded axonometric with values (sf) and percentages noted.
Requested diagram has been provided.
- e. Site Plan /A2.00 – refer to comment a. Notes and dimensions are often illegible due landscape graphics.
Size and line weights of fonts increased and otherwise improved legibility of set.
- f. Site Plan – dimension edge of all side yard equipment from setback
Dimension has been added to site plan.
- g. Ground Floor Plan / A3.01 – provide elevation of court on eastern interior side.
Elevation tag has been added.
- h. Second Floor Plan / A3.02 – provide overall building dimensions, remove unnecessary dimensions.
Dimensions have been added and cleaned up for legibility.
- i. Elevations (A4.01, -02, -03) – Recommendation: Lightly hatch/or highlight portions of building that fall within the 4' height waiver.
Hatch has been added as requested.
- j. Missing Yard Section Diagrams
New yard Section diagram has been added.
- k. A4.07 Missing line denoting open space recess on side elevation and shadow line inaccurate
Elevation has been added.
- l. A5.02 – Height of mechanical equipment, including any screening elements, shall not exceed 5' above flood elevation, with max. ht. not to exceed 10' above grade.
Section has been added showing compliance.
- m. A0.00, A6.00, A6.01, A6.02, and A6.03 ensure renderings accurately depict landscaping proposed in landscape plans
Renderings have been updated to depict landscaping.
- n. Waiver #1 height 4' for RS3 site 11,250 SF. Not supportive.
Noted.
- o. Waiver #2 Second floor ratio (87.42%)
Noted.
- p. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
Title and date have been updated as requested.

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DESIGN/APPROPRIATENESS COMMENTS

a. Side elevations need more refinement: movement/materiality/fenestration.

Noted.

b. Consider lowering roofs/second floor-to-ceiling height.

Noted.

4. Urban Forestry Group Review - Fail Comments:

Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Following is required:

- Tree Survey

- Tree Disposition

- Tree Evaluation plan prepared by a certified arborist or registered consulting arborist. This should have height/dbh/spread/and condition of each tree. We need to know if each tree can be preserved during constructing and how. Are there any alterations that could be made to preserve existing trees?

- Landscape plan needs to be revised to meet requirements of the both Sec.126 and Sec.46 of city code.

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- Landscape plan needs to be revised to meet requirements of the both Sec.126 and Sec.46 of city code.

Please reference provided Landscape Narrative.

5. DRB Plan Review - Fail

General Correction JGM 12/18/19

Staff First Submittal Review Comments v2 Design Review Board

SUBJECT:

1485

Cleveland

Road

Comments

Issued:

12/27/19 |

FSC, JGM

Final CAP/PAPER

Submittal: 1:00 PM on

01/06/20 Notice to

Proceed: 01/15/20

Tentative Board Meeting Date: 03/03/20

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 01/06/20 for the MARCH 03, 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 01/15/20

DRAFT NOTICE:

DRB19-0489, 1485 Cleveland Road. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers, to replace an existing one-story residence.

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1. APPLICATION COMMENTS

- a. Refer to comments posted by Monique Fons

Noted.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

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3. ZONING/VARIANCE COMMENTS.

- a. 2019- 4252 URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.
Noted.

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Side elevations need more refinement: movement/materiality/fenestration.
Noted.
- b. Consider lowering roofs/second floor-to-ceiling height.
Noted.

5. LANDSCAPE COMMENTS

- a. Refer to comments posted by landscape reviewer
Noted.

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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. 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.

2. Provide a Tree Disposition Plan that corresponds to the tree survey and shall locate and list existing trees and palms to remain, to be relocated, to be removed, and the condition of each. The CMB approved tree protection fence detail shall be affixed to this plan.

3. Refer to the new Chapter 46 Tree preservation code, in order to determine the number of mitigation/replacement trees and the tree protection requirements.

4. Refer to the Chapter 126 City of Miami Beach landscape ordinance. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.

5. Provide a Landscape Plan with planting details, specifications, notes, and landscape legend form permanently affixed to the Landscape Plans, in order to show compliance with the Chapter 126 landscape requirements.

1. Refer to the Chapter 126 landscape ordinance requirements.

2. Revise the landscape plan and landscape legend form required column as follows:

a. An 11,250 s.f. lot requires a minimum of 11 lot trees. The minimum number of required lot trees listed in table A for category 1 residential zoning districts are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up.

b. 4 street trees are ok.

c. 15 total trees minimum x 12 = minimum 180 shrubs and 18 large shrubs.

3. Palms do not count towards the minimum number of required trees.

Please reference provided Landscape Narrative.