



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 04-06-2020
TO: City of Miami Beach Building Department
RE: DRB20-0527
450 W Dilido Dr., Miami Beach, FL
Narrative for DRB Final Submittal

DRB Admin Review Fail 03/25/2020 03/26/2020 Fons Monique

COMMENTS ISSUED BY 3/27/2020

1) Label Documents are missing and must be uploaded for further review.

Response: Labels have been uploaded.

2) All pages of the application must be included, even if not applicable.

Response: All pages have been included.

2) The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 4/13/2020:

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

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 4/15/2020 In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 4/06/2020, before 12 p.m. (Tardiness may affect being placed on the agenda): NOTE: For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

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If paper is requested in the future, it must mirror the Formal Submittal upload. Please contact the following members of our staff for assistance with your respective applications: DRB – James Murphy Jamesmurphy@miamibeachfl.gov Fernanda Sotelo Fernandasotelo@miamibeachfl.gov HPB - Debbie Tackett DeborahTackett@miamibeachfl.gov James (Jake) Seiberling Jamesseiberling@miamibeachfl.gov PB - Michael Belush Michaelbelush@miamibeachfl.gov Irina Villegas Irinavillegas@miamibeachfl.gov Alejandro Garavito Alejandrogaravito@miamibeachfl.gov BOA - Rogelio Madan Rogeliomadan@miamibeachfl.gov Steven Williams Stevenwilliams2@miamibeachfl.gov Should you have any further questions, please contact me. moniquefons@miamibeach.gov

Response: Noted, fees will be paid.

DRB Plan Review Fail 03/25/2020 03/17/2020 Murphy James

General Correction JGM 03/17/20

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB20-0527 450 West DiLido Drive

Comments Issued: 03/27/20 | 03/17/20 JGM

Final CAP/PAPER Submittal: 12:00 PM on 04/06/20

Notice to Proceed: 04/13/20

Tentative Board Meeting Date: 06/02/20

PERTINENT INFO The CAP and Paper Final submittal deadline is 12:00 PM on 04/06/20 for the June 02, 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 04/15/20

Due to the changing conditions resulting from COVID-19, please be advised that applications / items may be moved to a future available agenda. Should your application / item be affected, you will be notified via e-mail.

DRAFT NOTICE: DRB20-0527, 450 West DiLido Drive. 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 pre-1942 architecturally significant two-story residence.

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ARCHITECTURE INTERIOR DESIGN PLANNING

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Generally improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

b. A0.11 Exterior Spiral stair does not count towards lot coverage. Increase dimensions. Add red dashed setback lines

Response: Spiral stair calculation has been revised and dashed lines added.

c. A0.12 Add dimensions of rear and front yards. Increase dimensions. Add red dashed setback lines

Response: Dimensions and dashed lines have been added.

d. A0.13 Exterior Spiral stair does not count towards unit size at first level. Increase dimensions. Add red dashed setback lines

Response: Spiral stair calculation has been revised and dashed lines added.

e. A0.14 Exterior Spiral stair does not count towards unit size at second level. Void space near stair and elevator does not count towards unit size at second level. Double height gallery does not count towards unit size at second level Increase dimensions. Add red dashed setback lines

Response: Spiral stair calculation has been revised and dashed lines added.

f. A0.16 Revise for accuracy and legibility. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

g. A0.17 Add lengths of elevations to waiver diagrams

Response: Dimensions have been added.

h. A0.21 and A0.22 Ensure accuracy of landscaping species in renderings reflect actual landscape plan.

Response: Renderings have been updated to reflect landscape plans.

i. A2.01 Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

j. A3.01 Use same siteplan size and scale as others. Always include all property lines. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

k. A3.02 Use same siteplan size and scale as others. Always include all property lines. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

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l. A4.01 Add mini key plan where elevation is taken. Add overall height (*24), graphically depict 4; waiver, add increased overall height measurement. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Key plan has been added along with graphical requests.

m. A4.02. Improve title block as others in sets. Add lengths of elevations in sections. Add mini key plan where elevation is taken. Add overall height (*24), graphically depict 4; waiver, add increased overall height measurement. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Key plan has been added along with graphical requests.

n. A4.05 Missing proposed elevation drawn accurately to scale.

Response: Corrected.

o. A5.01 Add miniplan where section is taken

Response: Key plan has been added.

p. Missing waiver diagrams

Response: Waiver diagram has been added.

q. Side Yard Elevations Min:6.56' Max: 6.56'

Response: Yard elevations have been corrected.

r. Rear Yard Elevations Min: 6.56' Max: 11'

Response: Yard elevations have been corrected.

s. Missing building card

Response: Building Cad has been uploaded.

t. Missing microfilm of original house

Response: Microfilm has been uploaded.

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

Response: Cover sheet has been revised.

v. Add narrative response sheet.

Response: Narrative has been provided.

2. ZONING/VARIANCE COMMENTS

a. Waiver #1 RS 3 +4' height 10,980SF lot: not supportive

Response: Noted.

b. Waiver open space (north): elevation height: supportive

Response: Noted.



ARCHITECTURE INTERIOR DESIGN PLANNING

3. DESIGN/APPROPRIATENESS COMMENTS 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.

Response: Noted.

DRB Plan Review Fail 03/25/2020 03/23/2020 Sotelo Fernanda

FSC Staff First Submittal Review Comments Design Review Board

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Comments Issued: 03/27/20 | 03/17/20 JGM, FSC

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DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Generally improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

b. Generally, existing grade needs clarification Survey has elev. 4.25 + 4.03 = Average 4.14' NGVD. Discrepancy with Elevation drawings that have 5.81' NGVD. CLARIFY and CORRECT

Response: Grade has been changed to 4.14' NGVD (average of 4.25/4.03)

c. Generally – ELEVATION & SECTION DRAWINGS: one per page – they're cramped together and difficult to read datums

Response: Sheets have been revised accordingly.

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d. A01, ZONING DATA SHEET - Revise Grade, Include Adjusted grade

Response: Sheet has been revised accordingly.

e. Spiral stair does not count towards lot coverage. Increase dimensions. Add red dashed setback lines

Response: Spiral stair calculation has been revised and dashed lines added.

f. A0.11 Interior (north) side court – Landscape SF note? Section of code requires 70% landscape. The entire area appears to be hardscape, elevated and requires a Waiver.

Response: note has been added.

g. A0.12 Add dimensions of rear and front yards. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

h. A0.13 Exterior Spiral stair does not count towards unit size at first level. Increase dimensions. Add red dashed setback lines

Response: Spiral stair calculation has been revised and dashed lines added.

i. A0.14 Exterior Spiral stair does not count towards unit size at second level. Void space near stair and elevator does not count towards unit size at second level. Double height gallery does not count towards unit size at second level Increase dimensions. Add red dashed setback lines

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j. A0.16 Revise for accuracy and legibility. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

k. A0.17 Add lengths of elevations to waiver diagrams

Response: Dimensions have been added.

l. A0.21 and A0.22 Ensure accuracy of landscaping species in renderings reflect actual landscape plan.

Response: Renderings have been updated to reflect landscape plans.

m. A2.01 Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

n. A3.01 Use same siteplan size and scale as others. Always include all property lines. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.

o. A3.02 Use same siteplan size and scale as others. Always include all property lines. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Plans have been revised with graphical improvements.



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p. A4.01 Add mini key plan where elevation is taken. Add overall height (*24), graphically depict 4; waiver, add increased overall height measurement. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Key plan has been added along with graphical requests.

q. A4.02. Improve title block as others in sets. Add lengths of elevations in sections. Add mini key plan where elevation is taken. Add overall height (*24), graphically depict 4; waiver, add increased overall height measurement. improve all site plans, regarding consistency of dimensions/measurements font and line weights. Increase dimensions. Add red dashed setback lines

Response: Key plan has been added along with graphical requests.

r. A4.05 Missing proposed elevation drawn accurately to scale.

Response: Sheets have been revised accordingly.

s. A5.01 Add miniplan where section is taken

Response: Key plan has been added.

t. Missing waiver diagrams

Response: Waiver diagram has been added.

u. Side Yard Elevations Min:6.56' Max: 6.56'

Response: Grades have been revised accordingly.

v. Rear Yard Elevations Min: 6.56' Max: 11'

Response: Grades have been revised accordingly.

w. Missing building card

Response: Building Card has been uploaded.

x. Missing microfilm of original house

Response: Microfilm has been uploaded.

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

Response: Cover Page has been updated.

z. Add narrative response sheet.

Response: Narrative has been provided.

DESIGN/APPROPRIATENESS COMMENTS

a. North interior elevation, more planar movement recommended, especially at longer expanse towards front – flat elevation with notch. 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.



ARCHITECTURE INTERIOR DESIGN PLANNING

DRB Zoning Review Fail 03/27/2020 03/25/2020 Villegas Irina

Comments issued on March 27.

1. Provide a narrative responding to staff comments.

Response: Narrative has been provided.

2. As noted in survey, the rear property line is located on the waterway. Therefore, the survey shall be revised to indicate length of the property to the center line of the seawall and lot area. As such, the lot depth, rear setback, lot area and all calculations for open space, unit size, lot coverage and zoning information shall be revised.

Response: The new seawall required for construction will be built to the property line shown in survey as per the legal description of the site.

3. Revise grade elevation on zoning information. 4.03' is grade.

Response: Grade has been changed to 4.14' NGVD (average of 4.25/4.03)

4. Revise calculations for unit size and lot coverage the area shaded and dimensioned in garage is 503.4 sf. Add remaining area to calculations.

Response: Unit size calculations have been revised.

5. Revise open space calculations in the rear yard, page A0-12. The 70% of 1,650 sf is 1155 sf. Based on the open space provided, the project does not comply with open space.

Response: Previous space calculation has been revised accordingly.

6. Revise front gate height and grade elevation, page A2.01.

Response: Architecture plans/elevations have been revised based off corrected grade.

Planning Landscape Review Fail 03/25/2020 03/23/2020 Nunez Enrique

1. Properly identify and list the existing trees and palms on the tree survey prepared by the PLS.

Response: See landscape plans and arborist report for tree identification.

2. Refer to the amended Chapter 46 Tree Preservation ordinance and determine the number of replacement/mitigation trees based on the loss of sum of inches in DBH, not canopy loss by square feet.

Response: See revised landscape plans.

3. Revise the tree disposition plan to reflect the correct number of replacement trees.

Response: See revised landscape plans.

4. Show and list how the replacement trees are being accommodated on the landscape plan. Replacement trees count towards the Ch. 126 landscape requirements.

Response: See revised landscape plans.

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5. Revise the landscape plan and landscape legend form as follows: a. 10,980 s.f. lot requires a minimum of 10 lot trees + 6 street trees= 16 total trees required. b. 16 total trees x 12 shrubs = minimum 192 shrubs and 20 large shrubs.

Response: See revised landscape plans.

Public Works - LUB Review Fail 03/25/2020 03/19/2020 Osborne Aaron

DRB20-0527, Denied, (3-19-20)

1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheets A2.01, & LP-100) A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles. B. Triangles need to be 15 feet in length. C. The Horizontal Rolling Gate should allow a 50% Visibility since when open it will be inside the Sight Visibility Triangles.

Response: Sight triangles have been added to site plan. 50% visibility note added to Gate Elevation.

2. Driveway apron should have a 5-foot radius (Public Works Manual Part III / Section 15 / b / RS-19). (Sheet A2.01, & LP-100) Notes:

Response: Noted and dimensioned.

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

Response: Noted.

2. The pool will need to have one (1) of the following: a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well. b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

Response: Noted.

3. Since your project is considered to be new construction your seawall must have minimum elevation of 5.70 feet NAVD (7.26 FT NGVD); the elevation needs to be verified by a Professional Surveyor and Mapper licensed in the State of Florida (Public Works Manual Part I / Section 1/ A.2 / 5). This will be required during the permitting process. 4. If your property (Entire lot) has been raised for more than 8 inches; you need to provide a retaining wall along the property limit.

Response: Noted, new seawall will comply.



ARCHITECTURE INTERIOR DESIGN PLANNING

Urban Forestry Group Review Fail 03/25/2020 03/24/2020 Leon Omar

Would require a tree evaluation conducted by an ISA Certified Arborist or ASCA Consulting Arborist. All specimen trees in good condition shall be preserved. Landscape Plans must be revised to meet requirements of Sec.46 Division 2

Response: Arborist report has been provided. Landscape plans have been revised accordingly.