



ARCHITECTURE INTERIOR DESIGN PLANNING

**DRB20-0572**  
**6050 North Bay Road**  
**Miami Beach, FL 33140**

**Date: August 10<sup>th</sup>, 2020**

RE: Response Narrative to Staff First Submittal Review Comments

ATTN: Thomas Mooney  
1700 Convention Center Drive,  
Miami Beach, FL 33139  
2<sup>nd</sup> Floor

**DRB Admin Review**  
**07/30/2020**  
**Monique Fons**

1) Application and Label documents must be uploaded immediately for further review  
**-Please see uploaded application and label documents.**

**DRB Plan Review**  
**07/24/2020**  
**James Murphy**

- 1. APPLICATION**
- 2. GENERALLY**
- 3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**
  - a. Include a setback diagram  
**-Diagram ahs been added.**
  - b. A0.01 Zoning Data Sheet: No. 13 and 14 and 16 - include unit size for existing building; revise adjusted grade = average of CMB Grade and BFE;  
**-Unit size added, and grade calc revised.**
  - c. Site Plan – enlarge scale  
**-Scale has been enlarged.**
  - d. A0.03 Correct dash line of setbacks.  
**-Corrected.**
  - e. A3.00 – provide rear setback for accessory cabana in rear yard  
**-Provided.**



ARCHITECTURE INTERIOR DESIGN PLANNING

f. For all plans, correct line weights and type scale of property lines and setback lines; Also correct linetype scale of cabana structure on all plans/siteplan.

-Corrected.

g. A0.06 Correct line weight of property lines. Add red dashed setback lines. Remove text over hatched garage areas, relocate. Text says 767 SF – 500. Legend says 266 SF added not 277 SF.

-Corrected.

h. A0.07 Correct sheet title name, Clean up ground floor plan of cabana – remove roof structure showed.

-Corrected.

i. A0.08 Correct line weight of property lines and setback lines. Clean up ground floor plan of cabana – remove roof structure showed. Void at second floor adjacent to stair does not count towards second floor unit size. Correct line weight of property lines. Add red dashed setback lines. Walkways and pool paths do not count towards open space. Rear yard does not comply with 70% open space. Variance needed not supported by staff. Front yard is first 20' of property, revise diagram to show compliance with 50% open space. Correct line weight of property lines. Add red dashed setback lines. Add roof of accessory structure to second floor plan. Remove text over hatched garage areas, relocate. Text says 767 SF – 500. Legend says 266 SF added not 277 SF. Void at second floor adjacent to stair does not count towards second floor unit size. Remove volume legend.

-Corrected.

j. A0.09 and A0.10 and A0.13 Revise axonometric front yard paving Revise Axonometrics – open spaces in front and rear are inaccurately rendered.

-Corrected.

k. A2.00 Site Plan – increase scale of drawing. Correct line weight of property lines. Add red dashed setback lines. Add outlines of neighboring properties structures. Remove lot and block notes. Add proposed yard elevation datum marks

-Corrected. Scale enlarged.

l. A3.00 Remove survey notes, remove grade notes. Clean up cabana drawings. Correct line weights of proposed architecture and hatches, at times difficult to read information. Remove interior dimensions. Add exterior dimensions, elevation lengths.

-Corrected.

m. A3.01 Remove survey notes, remove grade notes. Correct line weights of proposed architecture and hatches, at times difficult to read information. Remove interior dimensions. Add exterior dimensions, elevation lengths.

-Corrected.

n. A-3.02 Remove survey notes, remove grade notes. Correct line weights of proposed architecture and hatches, at times difficult to read information.



ARCHITECTURE INTERIOR DESIGN PLANNING

-Corrected.

o. A-4.00 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths.

-Corrected. Scale enlarged. Dims added.

p. A-4.01 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths.

-Corrected. Scale enlarged. Dims added.

q. A-4.02 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths overall and broken down. WAIVER NEEDED. Supportive

-Corrected. Scale enlarged. Dims added.

r. A-4.03 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths overall and broken down. WAIVER NEEDED. Not supportive

-Corrected. Scale enlarged. Dims added.

s. A4.04 and A4.05 and A4.05 (duplicated page number) Missing material coordinated to rendering.

-Corrected.

t. A4.04 Cabana appears to exceeds maximum height of 12' from BFE+1. No details.

-Corrected.

u. ELEVATIONS NEED IMPROVEMENT FOR REVIEW

-Corrected. Scale enlarged. Dims added.

v. A5.0 Increase scale of section drawing



ARCHITECTURE INTERIOR DESIGN PLANNING

-Scale enlarged.

w. Missing section across site. Missing seawall height.

-Missing items added.

x. Missing enlarged section yard diagrams, including sections through all mechanical equipment in yards.

-Missing items added.

y. Missing material page with keyed elevation

-Missing items added.

z. Missing waiver diagrams....open space, need adjacent properties in analysis

-Missing items added.

aa. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated with final submittal date

-Added.

bb. Add narrative response sheet.

-Provided.

#### 4. ZONING COMMENTS

a. Waiver #1 and #2 both side elevations exceed 60' length and do not comply with open space requirement. Missing diagram

-See added waiver diagrams to clarify waivers being sought.

#### 5. DESIGN COMMENTS

a. North and South side elevations needs refinement - more architectural movement and interest. Staff not supportive of north

-Additional interest has been added to side elevations.

#### DRB Plan Review

07/30/2020

Fernanda Sotelo

#### 1. APPLICATION

#### 2. GENERALLY

#### 3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Include a setback diagram

-Diagram ahs been added.

b. A0.01 Zoning Data Sheet: No. 13 and 14 and 16 - include unit size for existing building; revise adjusted grade = average of CMB Grade and BFE;

-Unit size added, and grade calc revised.

c. Site Plan – enlarge scale

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

-Scale has been enlarged.

d. A0.03 Correct dash line of setbacks.

-Corrected.

e. A3.00 – provide rear setback for accessory cabana in rear yard

-Provided.

f. For all plans, correct line weights and type scale of property lines and setback lines; Also correct linetype scale of cabana structure on all plans/siteplan.

-Corrected.

g. A0.06 Correct line weight of property lines. Add red dashed setback lines. Remove text over hatched garage areas, relocate. Text says 767 SF – 500. Legend says 266 SF added not 277 SF.

-Corrected.

h. A0.07 Correct sheet title name, Clean up ground floor plan of cabana – remove roof structure showed.

-Corrected.

i. A0.08 Correct line weight of property lines and setback lines. Clean up ground floor plan of cabana – remove roof structure showed. Void at second floor adjacent to stair does not count towards second floor unit size. Correct line weight of property lines. Add red dashed setback lines. Walkways and pool paths do not count towards open space. Rear yard does not comply with 70% open space. Variance needed not supported by staff. Front yard is first 20' of property, revise diagram to show compliance with 50% open space. Correct line weight of property lines. Add red dashed setback lines. Add roof of accessory structure to second floor plan. Remove text over hatched garage areas, relocate. Text says 767 SF – 500. Legend says 266 SF added not 277 SF. Void at second floor adjacent to stair does not count towards second floor unit size. Remove volume legend.

-Corrected.

j. A0.09 and A0.10 and A0.13 Revise axonometric front yard paving Revise Axonometrics – open spaces in front and rear are inaccurately rendered.

-Corrected.

k. A2.00 Site Plan – increase scale of drawing. Correct line weight of property lines. Add red dashed setback lines. Add outlines of neighboring properties structures. Remove lot and block notes. Add proposed yard elevation datum marks

-Corrected. Scale enlarged.

l. A3.00 Remove survey notes, remove grade notes. Clean up cabana drawings. Correct line weights of proposed architecture and hatches, at times difficult to read information. Remove interior dimensions. Add exterior dimensions, elevation lengths.

-Corrected.



ARCHITECTURE INTERIOR DESIGN PLANNING

m. A3.01 Remove survey notes, remove grade notes. Correct line weights of proposed architecture and hatches, at times difficult to read information. Remove interior dimensions. Add exterior dimensions, elevation lengths.

-Corrected.

n. A-3.02 Remove survey notes, remove grade notes. Correct line weights of proposed architecture and hatches, at times difficult to read information.

-Corrected.

o. A-4.00 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths.

-Corrected. Scale enlarged. Dims added.

p. A-4.01 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths.

-Corrected. Scale enlarged. Dims added.

q. A-4.02 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths overall and broken down. WAIVER NEEDED. Supportive

-Corrected. Scale enlarged. Dims added.

r. A-4.03 Illegible. Increase scale of Elevation. Improve, center, add a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks and increase font size (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Overall height to main roofline from FFE (BFE +FB). Add height of curb/parapet limited to 1'. Add elevation lengths overall and broken down. WAIVER NEEDED. Not supportive

-Corrected. Scale enlarged. Dims added.

s. A4.04 and A4.05 and A4.05 (duplicated page number) Missing material coordinated to rendering.



ARCHITECTURE INTERIOR DESIGN PLANNING

-Corrected.

t. A4.04 Cabana appears to exceeds maximum height of 12' from BFE+1. No details.

-Corrected.

u. ELEVATIONS NEED IMPROVEMENT FOR REVIEW

-Corrected. Scale enlarged. Dims added.

v. A5.0 Increase scale of section drawing

-Scale enlarged.

w. Missing section across site. Missing seawall height.

-Missing items added.

x. Missing enlarged section yard diagrams, including sections through all mechanical equipment in yards.

-Missing items added.

y. Missing material page with keyed elevation

-Missing items added.

z. Missing waiver diagrams....open space, need adjacent properties in analysis

-Missing items added.

aa. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated with final submittal date

-Added.

bb. Add narrative response sheet.

-Provided.

#### 4. ZONING COMMENTS

a. Waiver #1 and #2 both side elevations exceed 60' length and do not comply with open space requirement. Missing diagram

-See added waiver diagrams to clarify waivers being sought.

#### 5. DESIGN COMMENTS

a. North and South side elevations needs refinement - more architectural movement and interest. Staff not supportive of north

-Additional interest has been added to side elevations.

#### DRB Zoning Review

07/30/2020

Irina Villegas

1. Revise lot area in letter of intent.

-Corrected.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

2. Indicate lot depth at the center of the site or the average of the measured lot depth on property lines (259.47') in survey. Required rear yard is 39'-0".

-Provided. Required setback is less than 39'. Projects has measured from property line, not to edge of seawall.

3. Revise required setbacks in zoning information. Required side yard on both sides is 10'-0" and required sum of the side yards is 20'-0". Required rear setback is 39'-0" (unless the lot depth at center is less than the average of both side property lines.

-Provided. Required setback is less than 39'. Projects has measured from property line, not to edge of seawall.

4. Revise front yard open space diagrams. Front yard open space includes only the first 20'-0". Indicate dimensions of the areas counted. Indicate driveway width.

-Corrected.

5. Rear yard open space shall be revised. Walkways including pavement on the pool are impervious surface. Indicate all overall dimensions.

-Corrected.

6. Provide an enlarged drawing of the rear yard. Footprint of the accessory building cannot exceed 25% of the area of the rear yard. Provide calculations and dimensions. Dimension trellis structure. Maximum height of the accessory building is 12'-0" from BFE+1 (9.0' NGVD). Indicate building height to the top of the roof.

-Corrected and provided.

7. Enlarge site plan. Remove existing yard elevations in required yards. Provide proposed yard elevations and section drawings.

-Corrected.

8. Enlarge architectural elevations and text.

-Enlarged.

**Environmental Review**

**07/31/2020**

**Omar Leon**

**Not Reviewed**

**Planning Landscape Review**

**07/30/2020**

**Enrique Nunez**

**Not Reviewed**

**Public Works – LUB Review**

**07/30/2020**

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

**Aaron Osborne**

1. Since your project is considered to be new construction, your seawall must have a 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. (Sheets Survey & A2.00) A. Specify on the drawing that the seawall will be raised to 5.70 feet NAVD (7.26 FT NGVD). In addition, the designer should account for shrinkage of concrete during construction to avoid the seawall being build non-compliance to the city code.

-Noted.

2. 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. (Sheet A-2.00 & L-200) 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. Rolling Gate should allow 50% visibility.

-Noted.

3. Construction on the frontage/rear/side property lines must not encroach under or above ground into the adjacent property and/or right-of-way (Public Works Manual Part I / Section 4 / B / I). Alter the front walkway gate to open inwards. (Sheet A2.00)

4. Sheet A4.01 is labeled as Rear Elevation, but plan view specifies it as a south elevation.

-Noted.

5. Show the retaining wall on the cross sections. (Sheets A4.00 & A4.01) A. Show the East retaining wall on the cross sections. (Sheets A4.02 & A4.03)

-Noted.

6. The developer will be responsible for any adjustment to the catch basin placed in the driveway approach to maintain a low point and prevent future flooding in the area. (Sheets A2.00 & L-200)

-Noted.

Notes:

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.

-Noted.

A. Trench drain will be required on the driveway and adjacent to the property line.

-Noted.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

2. The pool will need to have one (1) of the following:

-Noted.

a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.

-Noted.

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.

-Noted.

3. Driveway apron should have a 5-foot radius (Public Works Manual Part III / Section 15 / b / RS-19). (Sheet A-2.00, & L-2.0)

-Noted.

4. Retaining Walls must be watertight. All retaining wall proposals must accompany language and specification that shows how they will prevent stormwater runoff from discharging into the adjacent properties and the public right of way.

-Noted.