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AA26002034

Madorsky- Richard Residence   Dec 17th, 2020

Owner(s): Judith Richard
          Martin Madorsky

Subject Property Address: 2675 Flamingo Drive, Miami Beach, FL 33140

1. GENERALLY

    a. Comments are issued based on drawings dated 12-07-2020. Many if not all comments have already been submitted to applicant as courtesy comments.

    b. Final Submittal deadline date has been revised for this application to 12/18/2020. All final document drawings shall be labeled with this date.

2. ARCHITECTURAL REPRESENTATION

    a. LOI shall identify any waivers and variances being sought.

    b. Use CMB Zoning Data Sheet

        i. CMB Grade – sidewalk elevation at center of front property line

        ii. Adjusted grade – the average of CBM Grade and BFE

        iii. BFE – Per survey 8' NGVD

    c. Include table of contents

    d. General, increase scale of dimensions and text.

    e. Site Plan – Side yard setbacks are incorrectly identified: Sum of side yards must be at least 25% lot width or 25'. Revise andincrease scale of dimension for clarity.

    f. Site Plan – lot depth required to calculate require rear yard. Lot depth is the distance from front and rear lot line, and in this instance at midpoint.

    g. Site Plan - Elevation needed for site, finished floor

    h. First, Second, Roof Plan – show slab elevations, include entire for each plan including setback and property lines

    i. Include setbacks of side pool, reflecting pools.

    j. Elevations – Increase scale include the following datums in NGVD: CMB Grade, BFE, Adjusted Grade, DFE, Second Floor Elev, Top of Roof Elevation. Overall measurement of height from DFE to Top most roof slab. Add elevation lengths, overall and broken down along all sides.

    k. For two story homes with an overall lot coverage of 25 percent or greater, the following additional requirements shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard):1. At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback. The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.

    l. Walkways: Maximum 44 inches. May be increased to a maximum of five feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA)-required turn-around areas and spaces associated with doors and gates. Walkways in required yards may exceed these

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2.a. DONE

2.b. See A0.4

2.c. Done. See page A0.1

2.d. Done.

2.e. Done. See A1.0 Site Plan

2.f. Done. See A1.0 Site Plan

2.g. Done. See A1.0 Site Plan

2.h. Done.

2.i. Done. See A1.0 Site Plan

2.j. Done. See A2.0 and A2.1

2.k. Done.

2.l. See A1.0 Site Plan

restrictions when approved through the design review or certificate of appropriateness procedure .

m. Mechanical equipment (pool, AC, generator) if located on site must be located at minimum BFE +1 (9' NGVD), confirm with buildingdepartment; as such any equipment located 5'-0" or so to property line must comply with the elevation restrictions in Sec. 142-106(b)(5).

2.m. Done. See A1.0 Site Plan

n. Two-story side elevations parallel to side property line, not to exceed 60' without incorporation an additional open space. See Sec.142-106(a)(2)d. for requirement of such space. Denote in plans where such a space is provided and its dimensions. If it does not comply with Code, must request a waiver.

2.n. Waiver requested in LOI. See A2.1 Elevations.

o. MISSING neighborhood context study
p. MISSING elevation context drawing
q. MISSING existing building and site photos (4 to a page)
r. MISSING demolition plans
s. MISSING lot coverage diagrams
t. MISSING unit size
u. MISSING open space diagrams
v. MISSING yard diagrams
w. MISSING rendered elevations
x. MISSING 3D renderings
y. MISSING material board
z. MISSING Landscape drawings signed by FL RLA required per Sec. 126-3.-Short title and applicability.

2.o. See page A0.2
2.q. There is no existing structure.
2.r. There is no existing structure.
2.s. See page A0.4
2.t. See page A0.4
2.u. See page A0.4
2.v. See page A0.4
2.w. See page A2.0 and A2.1
2.x. See page A0.0 and A0.1
2.y. See page A0.4

aa. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated the final submittal date, or 12/18/2020
        bb. Add narrative response sheet
3. DESIGN COMMENTS
        a. Relocate mechanical equipment to side or rear of site
4. ZONING
        a. Lot width needs to be revised, lines are parallel and shall be calculated at 20' setback
        b. Refer to comments posted by Irina Villegas:
1. Lot depth shall be measured at the center of the site. Indicate lot depth on the site plan or survey. Lot width shall be indicated as the length of the front property line at 20'-0" setback.
2. Required side setbacks are larger than 10'-0" and shall be noted on plans. Indicate proposed setbacks.
3. Show property lines on elevation drawings and indicate proposed setbacks.
4. Proposed finish floor in NGVD shall be provided and indicated in elevation drawings.
5. Lot coverage and unit size calculations and diagrams shall be provided. Areas of covered terraces exceeding 5'-0" from the building walls count in lot coverage. Enclosed areas at second floor over a ground floor terrace count in lot coverage. Only 500 sf of garage can be discounted in lot coverage.
6. Missing yard elevations.
7. Zoning information shall be in the department format.
8. Open space diagrams not provided, but it seems conforming.
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.
2. DRB Zoning Review - Fail Irina Villegas Ph: email: ivillegas@miamibeachfl.gov
Comments: Comments issued on December 14.
1. Lot depth shall be measured at the center of the site. Indicate lot depth on the site plan or survey. Lot width shall be indicated as the length of the front property line at 20'-0" setback.
2. Required side setbacks are larger than 10'-0" and shall be noted on plans. Indicate proposed setbacks.
3. Show property lines on elevation drawings and indicate proposed setbacks.
4. Proposed finish floor in NGVD shall be provided and indicated in elevation drawings.
5. Lot coverage and unit size calculations and diagrams shall be provided. Areas of covered terraces exceeding 5'-0" from the building walls count in lot coverage. Enclosed areas at second floor over a ground floor terrace count in lot coverage. Only 500 sf of garage can be discounted in lot coverage.
6. Missing yard elevations.
7. Zoning information shall be in the department format.
8. Open space diagrams not provided, but it seems conforming.
3. DRB Admin Review - Pass Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov
4. Planning Landscape Review - Fail Ricardo Guzman Ph: email:

RicardoGuzman@miamibeachfl.gov
Comments: Provide a Tree Report prepared by a certified Arborist for any non-invasive canopy shade trees scheduled for relocation or removal.
Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a

Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or greater from public property would also require a Tree Removal Permit from CMB Urban Forestry Please address tree mitigation requirements as part of the proposed landscape plan.

Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf

Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6" or greater in private property and 3" DBH or greater in the public ROW.