



Date: January 4, 2021

Address: Design Review Board
City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: Submittal Design Review Approval Comment Responses
Design Review Board Approval for the demolition of the existing one-story residence and the approval for the new two-story residence located at:
4625 Alton Road
Miami Beach, Florida 33140

PLANNER – Fernanda Sotelo

1. ARCHITECTURAL REPRESENTATION

a. MISSING Building Card and original permit for existing residence

RESPONSE : BUILDING CARD AND PERMITS HAVE BEEN ORDERED

b. A-016 ZONING SETBACKS include proposed site plan

RESPONSE : ZONING SETBACKS ADJUSTED- FRONT YARD SETBACK FOR ONE STORY ADDED, REFER TO A-016

c. A-020 SITE PLAN remove color hatch/ of soften

RESPONSE : HATCH AND COLORS ADJUSTED TO SOFTEN. REFER TO A-020

d. A-021, A-023 UNIT SIZE Include total unit size and Percentage (1st floor + 2nd floor – garage = Total/%)

RESPONSE : UNIT SIZE AND TOTAL UNIT SIZE AND PERCENTAGES ADJUSTED, REFER TO A-021 AND A-022

e. A-023 LOT COVERAGE Dimension the front covered porch to show compliance; covered patio appear to include a sliver along the southern edge – not to be counted

RESPONSE : LOT COVERAGE COVERED PATIO, HATCH IN ERROR, ADJUSTED, REFER TO A-023

f. A-024 Include the slab/patio elevation datums in NGVD

RESPONSE : FLOOR AND GARAGE SLABS AS WELL AS PATIO ELEVATIONS DATUMS IN NGVD ADDED, REFER TO A-024

g. Floor Plans – remove hatch for clarification. Also clear up overall dimensions of building volumes – not easy to read dimension/ maybe increase size?

RESPONSE : HATCH IN FLOOR PLANS HAS BEEN ADJUSTED AND ALL DIMENSIONS INCREASED AND MOVED FOR CLARITY, REFER TO A-101, A-102 AND A-103



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

RESPONSE : COVERSHEET LABEL INCREASED AND ADDED FOR HEIGHTENED CLARITY WITH NEW DEADLINE ADJUSTED, REFER TO A-001 AND ALL OTHER DRAWINGS INCLUDED IN E-MAIL

i. Upload files with naming convention identified below.

RESPONSE : NAMING CONVENTIONS USED AS IDENTIFIED BELOW

j. Add narrative response sheet

RESPONSE : NARRATIVE RESPONSE INCLUDED IN E-MAIL, REFER TO ATTACHMENT 1.4.2021 NARRATIVE RESPONSES

2. DESIGN COMMENTS

a. Front elevation – 2nd floor foremost elevation – reconsider the symmetrical fenestration as most of the windows on the facades are aligned asymmetrically.

RESPONSE : DISCUSSED WITH OWNER AND DECISION MADE THAT THEY LIKED THE DESIGN AS IT AND DO NOT CHOOSE TO ADJUST IT FURTHER.

3. ZONING

a. Fences are to comply with Sec. 142-106(b)(7) Fences, walls, and gates.

RESPONSE : ALL FENCES SHALL COMPLY WITH SECTIONS Sec. 142-106(b)(7), FENCES TO BE INSTALLED UP TO 7' ABOVE CBM GRADE ELEVATION OF 4.01. REFER TO FENCE SECTIONS 401, 402 AND 403.



LANDSCAPE REVIEW – Ricardo Guzman

Comments: Refer to CMB Code chapter 26 for restriction on the use of artificial sod. As per City Code Chapter 126:

1. Artificial grass shall not exceed more than 50% of the required greenspace within the required rear yard. Provide a shaded diagram indicating percentages and calculations.

RESPONSE: ARTIFICIAL GRASS PERCENTAGE PROVIDED ON PLANT LIST AND SHADED DIAGRAM INCLUDED ON LANDSCAPE PLAN, REFER TO SHEET L-2

2. Landscape permit plans shall be provided with artificial grass system specifications, sections and details for review and approval by planning department staff.

RESPONSE: ARTIFICIAL TURF SPECIFICATIONS AND DETAIL PROVIDED, REFER TO SHEET L-2.

3. Applicants shall provide an owner affidavit agreeing to perpetually maintain the artificial grass system in good working order in order to ensure that there is continued ground permeability.

RESPONSE: AFFIDAVIT TO BE PROVIDED PRIOR TO FINAL CO.

4. The artificial grass system shall utilize organic plant-derived and other natural infill components to the maximum extent feasible, including, but not limited to, cork, coconut, corn husk, rice husk, and sand. The use of crumb rubber and other synthetic materials shall be minimized.

RESPONSE: NO ARTIFICIAL GRASS INFILL NECESSARY, REFER TO DETAIL ON SHEET L-2

5. Provide a Tree Report prepared by a certified Arborist for any non-invasive canopy shade trees scheduled for relocation or removal.

RESPONSE: NO NON-INVASIVE SHADE TREES SCHEDULED FOR REMOVAL OR RELOCATION, ONLY A FEW PALMS SCHEDULED FOR REMOVAL, REFER TO SHEET L-1.

6. Tree protection fence should follow the standard specifications adopted and required by the CMB Urban Forestry Division.

RESPONSE: TREE PROTECTIVE FENCE ADDED TO TREE SURVEY AND LANDSCAPE PLAN. CMB URBAN FORESTRY TREE PROTECTION DETAIL ADDED TO SHEET L-1.

7. 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:

RESPONSE: PROPOSED LANDSCAPE PLAN EXCEEDS MINIMUM REQUIREMENT, REFER TO SHEET L-2.

8. Determine tree mitigation based on the propose

RESPONSE: 1 SOLITAIRE AND 4 ARECA PALMS SCHEDULED TO BE REMOVED. THE \$301 TO BE PAID INTO THE CITY'S TREE TRUST FUND. REFER TO SHEET L-1.



ZONING REVIEW - Irina Villegas

1. Survey shall indicate lot area of the property. Revise survey.'

RESPONSE: SURVEY TO INCLUDE AREA OF PROPERTY

2. Revise zoning information. Lot depth is measured at the center of the site from front property line to rear property line.

RESPONSE: LOT DEPTH ADJUST TO HAVE BEEN MEASURED FROM THE CENTER OF THE FRONT OF THE PROPERTY OT THE CENTER OF THE REAR OF THE PROPERTY. REFER TO A-015

3. Grade is 4.01' NGVD in survey.

RESPONSE: GRADE HAS BEEN ADJUST TO THE ELEVATION PER THE SURVEY 4.01' NGVD. REFER TO A-015

4. Revise proposed yard elevations. The minimum yard elevation on the property must be 6.56' NGVD, except for areas complying

with section 142-105(b)(8)b.1.

RESPONSE: PROPOSED SIDE AND REAR ELEVATIONS ARE SET AT 6.56', HOWEVER, SINCE WE HAVE DESIGNED ALL FOUR YARDS TO HAVE 3" SWALES FOR WATER RETENTION, WE ARE ALLOWED TO REDUCE THE SIDE YARD ELEVATION ACCORDING TO THE EXCEPTION IN SECTION 142-105(b)(8)b.1. green infrastructure (e.g., vegetated swales... and rainwater/stormwater capture and infiltration devices)

5. Note that mechanical equipment shall be setback 5'-0" and comply with maximum height required.

RESPONSE: THE MECHANICAL EQUIPMENT IS SET BACK 5' 6 ½" FROM THE SIDE PROPERTY LINE AND THE FINISH ELEVATION OF THE EQUIPMENT PAD IS AT 9.08'. ADDITIONALLY WE HAVE INCLUDED A SCREEN FOR THE MECHANICAL SYSTEM TO NOT BEED SEEN BY NEIGHBORS ON FROM THE RIGHT OF WAY. REFER TO A-020

6. The front yard open space of 50% is measured within the front 20'-0' only.

RESPONSE: THE AREA OF THE FRONT YARD OPEN SPACES HAS BEEN ADJUSTED TO THE FIRST 20' OF THE FRONT YARD. REFER TO A-015