

PLAN CORRECTIONS REPORT (DRB20-0618)

PLAN ADDRESS: E 205 E San Marino Dr
Miami Beach, FL 33139

PARCEL: 0232320030550

APPLICATION DATE: 11/16/2020 **SQUARE FEET:** 0 **DESCRIPTION:** New sfr to replace pre1942. RS3 3' height waiver

EXPIRATION DATE: **VALUATION:** \$2,000,000.00

CONTACTS	Name	Company	Address
Applicant	ANNIE CARRUTHERS	In-Site Design group LLC	1546 Jackson St 1546 Jackson St Hollywood, FL 33020
	ANNIE CARRUTHERS	In-Site Design group LLC	1609 Rodman St Hollywood, FI 33020 REMOVE ADDRESS
	GONZALO PULIDO	AZENDA PROPERTIES LLC	175 Sw 7Th Street 1817 Miami, FL 33130
Contact	ANNIE CARRUTHERS [AR971	In Site Design Group LLC	1546 Jackson Street Hollywood, FI 33020

Submittal Intake **Version: 1** **Date Received: 12/14/2020** **Date Completed: 12/24/2020**

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

Comments: Comments issued on Dec 24

1. When uploading for final submittal, all documents must be dated with the submittal date.
RESPONSE: ALL DOCUMENTS HAVE BEEN RENAMED WITH THE FINAL SUBMITTAL DATE.

2. Unit size calculations on covered areas are incorrect. Areas exceeding 5'-0' from building walls count in lot coverage only, not in unit size.
RESPONSE: THE UNIT SIZE CALCULATIONS ON PAGE 7 ITEM 9-G AND AXONOMETRIC DIAGRAMS OF THE UNIT SIZE ON PAGE 43 HAVE BEEN REVISED TO EXCLUDE AREAS NOTED

3. The minimum yard elevation in the front yard is 6.56' NGVD, except for areas that comply with section 142-105(b)(8)b.1.
RESPONSE: THE MINIMUM YARD ELEVATIONS IN THE FRONT YARD HAVE BEEN REVISED TO NOTE 6.56' NGVD ON SHEET 46 A/B AND SECTIONS OF THISE AREA HAVE BEEN ADDED TO THE SET

2. DRB Admin Review - Fail Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 12/25/2020

Page 8 of the application must be signed and notarized. **RESPONSE: PAGE 8 OF THE APPLICATION HAS BEEN NOTARIZED**

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/11/2021: **RESPONSE; THE FEES SHALL BE PAID BY DUE DATE**

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 1/13/2021

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 1/4/2021, 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". 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.**THANK YOU**

One original paper final set signed and sealed is requested and must be submitted at the Final Submittal deadline by 12pm. Please leave your original package with Central Services on the first floor of City Hall. Contact the following members of our staff for assistance with your respective applications:01-04-2021-COMMENT RESPONSES

DRB – James Murphy Jamesmurphy@miamibeachfl.gov
Fernanda Sotelo Fernandasotelo@miamibeachfl.gov

HPB - Debbie Tackett Debrahtackett@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

3. Planning Landscape Review - Fail

Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov

Comments: Only sod and canopy shade trees are permitted in the public ROW. Please removed understory plans and replaced with sod and the required canopy shade street trees. **RESPONSE: THE LIGUSTRUMS IN THE SWALE ARE EXISTING. DUE TO THE OVERHEAD WIRES IN THE SWALE, WE ARE PROPOSING TO MAINTAIN THE LIGUSTRUMS WHICH ARE TREES THAT ARE LISTED ON THE FPL APPROVED LIST UNDER OVERHEAD WIRES.**

Determine tree mitigation based on the proposed tree removal as per CMB Chapter 46, and provide in the form of new canopy shade trees as part of the proposed landscape plan. **RESPONSE: THIS NOTE HAS BEEN ADDED TO THE LANDSCAPE PLAN AND THE EXISTING LANDSCAPE PLAN. THE NOTE STATES "A TREE REMOVAL PERMIT HAS BEEN ISSUED FOR THIS PROPERTY. CONTRACTOR SHALL WORK WITH URBAN FORESTER TO AMEND PERMIT #UF-2020-0572 PRIOR TO REMOVAL OF ANY TREES". SEE PAGE 39 AND 40**

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>

RESPONSE: THIS NOTE HAS BEEN ADDED TO THE PLAN. THE LANDSCAPE LEGEND IS ON THE LANDSCAPE SHEET.

Tree protection fence should follow the standard specifications adopted and required by the CMB Urban Forestry Division. **RESPONSE: THIS DETAIL HAS BEEN PROVIDED ON THE PLANS AND SHALL BE PART OF THE PERMIT SET. SEE REVISED EXISTING LANDSCAPE PLAN PAGE 39**

4. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: Staff First Submittal Comments Design Review Board

First Submittal: 12/14/20
Comments Issued: 12/23/20
Final Submittal & Formal Submittal (CSS): 01/04/21
Notice to proceed issued: 01/11/21
Agenda finalized & all fees paid by: 01/13/21
Tentative HPB meeting agenda date: 03/02/21

SUBJECT: DRB20-0618, 205 E San Marino Drive

Please provide a narrative response to the comments listed below.

1. GENERAL COMMENTS

a. 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. **RESPONSE: THIS NOTE HAS BEEN ADDED TO THE SITE PLAN DRAWING SHEET 9-H PAGE 9 AND IT IS ALSO NOTED ON THE MATERIAL SHEET PAGE 20 ITEM 9-O**

2. ARCHITECTURAL REPRESENTATION

- a. Overall revise line weights as some double lines and text read too dark **RESPONSE: WE HAVE REVIEWED AND IMPROVED THE OVERALL LINE WEIGHTS ON THE PLANS AND REMOVED SOME DOUBLE LINES.**
- b. Zoning Data Sheet Identifies 26' as the proposed height where drawings are showing 27, or a 3' Height Variance. Correct Chart, and include note in red ink "WAIVER" **RESPONSE: THE ZONING DATA SHEET HAS BEEN UPDATED.**
- c. Unit Size Diagram The entirety of the covered porch and entry feature does not count in unit size, and rear covered terrace does not count. **RESPONSE: THE UNIT SIZE HAS BEEN UPDATED ACCORDINGLY SEE REVISED PAGE 7 ITEM 9-G**
- d. Lot Coverage Diagrams Inverse the hatching for covered areas – show clear the 5' from the exterior building walls and highlight the remainder **RESPONSE: THE HATCHING HAS BEEN REVERSED SEE REVISED SHEET 9-G**
- e. Site Plan Lighten / remove the concrete hatching easement as it difficult to read text; also remove existing grade elevations – show proposed elevations instead **RESPONSE: THE CONCRETE HATCHING HAS BEEN REMOVED SEE SHT 9-H PAGE 9**
- f. Floor Plans – have datums note NGVD values and increase scale of text of datums and dimensions **RESPONSE: THE FLOOR PLAN HAVE BEEN UPDATED TO NOTE NGVD SEE PAGE 15 AND 16 ITEM 9-N**
- g. Open Yard Diagrams Required Front Yard Open Space is 50%, Rear Yard 70%; also remove existing site elevation datums and replace with proposed datums. Especially at deck where it notes that pool is being calculated 50% - what is the proposed height of that deck (NGVD)? **RESPONSE: THE FRONT YARD REQUIREMENT HAS BEEN REVISED TO 50% CALCULATION REMAINS ABOVE THIS AT 72% SO ONLY THE REQUIRED HAS BEEN UPDATED. SEE ITEM NUMBER 22 SHEET 45**
- h. In general, for Yard Section Diagrams – One section through each yard (rear, both sides and front) to show demonstrate the transition from min. to max. The sections shown for the north yard do not show compliance with require minimum/max yard elevations, refer to Section 142-105(b)(8) Exterior building and lot standards. **RESPONSE: THE YARD DIAGRAMS HAVE BEEN ADDED FOR THE FRONT SIDE AND REAR YARDS SEE REVISED PAGE 46 AND 47 ITEM NUMBER 23 THE REQUIRED YARD HAS BEEN REVISED TO NOTE THE MINIMUM AS NOTED**
- i. Waiver Diagram - Revise name to only waiver – application is not asking for a variance. Include an elevation highlighting the extra 3; requested. Also, recommend another hatch than red as it is very strong and hard to read. **RESPONSE: THIS HAS BEEN REVISED TO NOTE WAIVER. THE WORD VARIANCE HAS BEEN REMOVED FROM ITEM NUMBERS 24 PAGE 47 AND 48. THE ELEVATION THAT HIGHLIGHTS THE ADDITIONAL 3 FEET IS ON ITEM NUMBER 24 THIS WAS INCLUDED.**
- k. Add "FINAL SUBMITTAL" and DRB case file number to front cover title for heightened clarity of reference for next deadline. Ensure drawings are dated. **RESPONSE: THE TITLE SHEET HAS BEEN UPDATED TO NOTE THE FINAL SUBMITTAL PAGE 1**
- l. Upload final submittal per naming convention below. **RESPONSE: ALL FILE NAMES HAVE BEEN REVISED TO THIS NAMING CONVENTION.**

3. DESIGN COMMENTS

4. ZONING

- a. Waiver #1 – Height Waiver. Requesting +3' in height from BFE + 2' or 11' NGVD **RESPONSE: NOTED IN ELEVATION ON ITEM NUMBER 24 AND ON SHEET 47 AND 48 REQUESTED IN WRITING ON PAGE 52 AND ALSO IN LETTER UPLOADED CALLED 01-04-2021 WAIVER**
- b. Provide a grading plan of the property with section details. Indicate proposed yard elevations in NGVD and proposed elevations of pool deck, walkways, etc. **RESPONSE: GRADING PLAN IS LOCATED ON PAGE 41 ITEM NUMBER 10-B AND ALL GRADES IN THE FRONT HAVE BEEN UPDATED TO NOTE THE MINIMUM AS PER REQUIREMENTS.**

c. The required yards shall comply with minimum and maximum yard elevations, Section 142-105(b)(8) Exterior building and lot standards. **RESPONSE: THE GRADES HAVE BEEN UPDATED ON THE PLAN SHEET 41 ITEM NUMBER 10-B AND ON SITE PLAN.**

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.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A

LOI Letter of Intent

Checklist Pre-application Checklist

Labels Mailing Labels, List of Property Owners, Certified Letter and Map
BTR Copies of Previous Business Tax Receipts
Survey Recent Signed and Sealed Survey
Plans Architectural Plans and Exhibits
Landscape Landscaping Plans and Exhibits
HRR Historic Resources Report
Microfilm Building Card and Microfilm
Traffic Traffic Study
Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.
