

DRB #20-0628

Address: 1300 South Biscayne Point Road, Miami Beach, FL 33141

First Submittal Comments : 12/23/2020

Final Submittal on 01/04/2021 by 12PM

**DRB Admin Review – Monique Fons - FAIL**

\*\*\* Must Pay all associated fees.

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 PM.:

- Two digital uploads: “Formal Submittal” and “Formal Mail Notice”
- One original paper final set signed and sealed delivered to CMB by 12PM

**Planning Landscape Review – Ricardo Guzman – FAIL**

1. Please clarify how is the Sea Grape tree identified as #63 on the Tree Disposition Plan – scheduled for removal – in conflict with the proposed home? Please provide a tree report by a Certified Arborist for this tree ONLY and consider retention, if found to be in good overall health.
  - a. Please see Landscape Narrative.

**DRB Plan Review – Fernanda Sotelo – Fail**

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.
    - i. See sheet A-100 SITE PLAN. We have added a note stating such.
2. Architectural Presentation
  - a. Survey – Side walk elevations are not legible.
    - i. We have increased the size of the Sidewalk. See G-002a.
    - ii. As stated in A-001, Zoning Data Sheet, the average sidewalk is 4.08’ NGVD. This was an average taken of points 4.19’ NGVD and 3.97’ NGVD, as requested by Michael Belush, Irina Villegas in their Pre-App Comments.

- b. Increase scale of diagram plans; and have site plan same scale as floor plans.
  - i. A-100 Site plan is now the same scale as FPs.
  - ii. Calculation diagrams have been increased in scale, so they are the same scale as the floor plans. See A-002-005.
- c. Dimension on plans and elevations the overall volumes.
  - i. Floor Plans, A-100s now have overall dimensions.
  - ii. Elevations, A-300s, now have overall dimensions.
- d. Lot Coverage greater than 25% - Second story no longer is restricted to 70% however, new code does address it's massing in Section 142-105(b)(4)c. Graphically show compliance with this section. (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') from the minimum required setback. The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.
    - i. Please see A-004. 100% of the 2<sup>nd</sup> floor volume is set back an additional 5' from the required setback, complying with the code.
- e. Include Solar Panels in elevations and dimension height on roof top.
  - i. See Elevations, A-300 & 301. PV solar panel array has been added, as well as dimensioned.
- f. Missing Waiver Diagrams.
  - i. A-450 Waiver Diagram for NorthWest Elevation.
  - ii. Elevation drawings, A-300 & 301 call out Height Waiver.
- g. Missing Yard Sections
  - i. Added Yard Section diagrams showing encroachments on the Side Yards. Please see A-400s.
- h. Waivers on Cover Sheet and LOI
  - i. Waiver 1: Height Waiver – RS3 can ask for up to 4' increase
  - ii. Waiver 2: Two-Story side open space for North Interior Side
  - iii. Waiver 3: Roof deck no setback min of 10' from side exterior walls.
  - iv. We are not seeking waiver 3, as we do not have a roof deck. This area is only for PV cells/ Condensing unit maintenance. A roof deck as defined is a structural platform located above the finished main roof line of a building, designed for outdoor occupation. This area is NOT designed for outdoor occupation.
  - v. Cover sheet and LOI include waivers 1 and 2.

- i. Add Final Submittal and DRB case file number to front cover title for heightened clarity of reference for next deadline. All drawings must be dated.
    - i. G-000 Cover Page includes this information. All drawings have been dated in the upper Right hand corner, with final submittal date, 01/04/2021.
  - j. Upload Final submittal per naming convention below. (Final Submittal File Naming. All PDF files must be named with the submittal deadline date and the typ of document in the following format' MM-DD-YYYY Document Name'.
    - i. Files have been uploaded with this naming procedure.
3. Design Comments
4. Zoning
- a. Waiver 1: Height waiver for 27'-0" or +3'
  - b. Waiver 2: Two story side open space for North West Interior Yard
  - c. Waiver 3: Roof Deck