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July 06, 2021

Michael Belush, Chief of planning & Zoning
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139

Re: DRB 21-0686
PARCEL: 0232270060410
Response to PLAN CORRECTIONS REPORT (DRB21-0686)

Dear City of Miami Beach Design Review Board,
Please find below our responses to your comments on the above-mentioned corrections report.

DRB Zoning Review -by Irina Villegas ivillegas@miamibeachfl.gov issued 06/25/2021

1. Indicate grade as 3.69' NGVD in zoning information and on plans throughout. Adjusted grade is 5.84' NGVD.
Response: The elevation information has been added to the "Zoning Data Sheet" (A0-01).
2. Revise letter of intent to explain in detail how the variances requested satisfy each aspect of the practical difficulties or hardship criteria for approval. See section 118-353(d).
Response: The reviewer did not read our Letter of Intent.
3. Revise unit size diagrams. Ramp profile shall count in the second-floor unit size.
Response: Refer to sheet A1-11 and A1-12 for revised drawings.
4. Side setback to the pool water's edge is 9'-0".
Response: Refer to sheets A1-04 and A1-05 for revised drawings.
5. Maximum elevation on both side yards is 6.56' NGVD. The project does not comply on both side yards.
Response: Refer to Sht. A1.-04 and A1-05 for revised design for compliance with side yards of 6.56' NGVD. We are complying on the North Elevation side yard. We are asking for a "Variance" for the South Elevation side yard. Refer to Sht. A1-08A Side and Rear Yard Elevation.
6. Exceeding the maximum length for 2-story side elevations requires a waiver, not a variance.
Response: Refer to Sht. A1.-08B for revised information.
7. Revise fence details on the side and rear yards. The maximum height allowed, in this case is 7'-0' from grade elevation of 3.69' NGVD. If the project complies with the maximum yard elevation in all yards, the side fences could be measured from adjusted grade and shall comply with section 142-106(b)(7).

Response: With the elevation variance request on the South side yard, the project does not comply with the maximum yard elevation in all yards. No revision needed.

DRB Admin Review – by Monique Fons MoniqueFons@miamibeachfl.gov issued 06/25/2021

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- 1) One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
Response: Refer to the Original Package Submittal
- 2) One (1) original Letter of Intent.
Response: Refer to the Original Package Submittal
- 3) One (1) original set of architectural plans signed, sealed and dated. (11x17)
Response: Refer to the Original Package Submittal
- 4) One (1) original signed, sealed and dated Survey. (11x17)
Response: Refer to the Original Package Submittal
- 5) Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
Response: Refer to the Original Package Submittal
- 6) Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
Response: Refer to the Original Package Submittal

A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted.

Response: Refer to the Original Package Submittal

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. (Attn: Planning Department – Monique Fons)

Response: Transmittal of Package is identified as per request above.

Please email label documents in excel format.

Response: E-mailed to Monique Fons on Wednesday, 06/30/21

Planning Landscape Review by Enrique Nunez

1. Provide the CMB landscape legend form permanently affixed to the landscape plans, in order to show compliance with the Ch. 126 landscape ordinance.

Response: Noted. Landscape Legend has been permanently affixed to sheet L401.

DRB Plan Review by Fernanda Sotelo FernandaSotelo@miamibeachfl.gov

Draft Notice:

DRB21-0686, 2464 Prairie Avenue. An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including variances, to replace an existing architecturally significant pre-1942 residence.

1. APPLICATION COMPLETENESS

- a. Include in CSS file the square feet of the project and the valuation.

Response: The Square Feet and Valuation of the project were posted on the CSS on 05/21/2021, when the DRB File was created. Please refer to image below.

Plan Number: DRB21-0686



• Internet Explorer 11 is required to use the eReviews portal.
• Plan cannot be printed at this time. Plan has not been approved.

Plan Details | Tab Elements | Main Menu

Type:	Design Review Board Application	Status:	Under Review	Project Name:	
IVR Number:	163687	Applied Date:	05/21/2021	Expiration Date:	
District:	RS-1	Assigned To:	Fons, Monique	Completion Date:	09/10/2021
Square Feet:	4,697.00	Valuation:	\$1,800,000.00	Approval Expiration Date:	03/13/2023
Description:	Complete Demolition of existing 2-story single family home and accessory buildings and New Construction of 2-story single family home.				

2. ARCHITECTURAL REPRESENTATION

- a) LOI: The two-story side elevation is a design waiver, not a variance; revise letter of intent to note it as a waiver; and remove it as a variance.

Response: Refer to Sht. A1.-08B for revised information.

- b) Zoning Data Sheet – Correct Required height – For RS-2 lots height is 24'

Response: The required height information has been added to the "Zoning Data Sheet" (A0-01).

- c) Clarify on zoning data sheet proposed required rear yard open space – diagram complies with code/zoning data sheet does not

Response: The rear yard open space information has been revised to the "Zoning Data Sheet" (A0-01).

- d) Variance diagrams – remove the allowable 28' height, as 24' is the max. required for RS-3 home

Response: The allowable 28' height has been removed and revised to the "Zoning Data Sheet" (A0-01) and all sheets in the set.

- e) Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

Response: "FINAL SUBMITTAL" wording was added to the front cover. Please refer to the cover sheet.

3. DESIGN RECOMMENDATIONS

- a) The north interior elevation still renders impactful to adjacent neighbor. The maximum allowable height for this site is 24' (an additional 4' can be granted by DRB as a design

waiver); consider minimizing its height or pushing building south to lessen its impact on north neighbor.

Response: The Second-Floor corridor set back distance to the property line is at 24 feet. Refer to new sheet added A3-01B to observe there is an additional 37 feet to the face of the next-door neighbor edge of house, which mitigates the impact to the north neighbor and in addition buffered with landscape from both sides.

4. ZONING COMMENTS

a. Waiver: two-story side elevation

b. LOI Identified Variances:

i. Rear yard elevation

ii. Lot Coverage

Response: Advise taken. Refer to A1-08A

If you have any questions or comments regarding the application, please give me a call at (786) 201-0351.

Sincerely,



Janie Coka, RID
Neuvio Architects