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2021.03.08

City of Miami Beach Design Review Board
1700 Convention Center Drive (2nd floor) Miami Beach, Florida 33139
Re: Single-Family Residence Improvement (3017 Pine Tree Drive, Miami Beach, FL 33140)
Folio 02-3226-002-0230

Department comments:

Irina Villegas COMMENT #1 (02/26/2021)

1. Grade shall be indicated in survey (elevation of the sidewalk at the center of the site).
Survey revised to show elevation at sidewalk center.
2. Lot depth shall be indicated at the center of the site. Rear setback is based on this length.
It is already shown on site plan A100. See at centerline of site, the dimension is located at top left corner of swimming pool (206'-5").
3. Revise zoning information, when the front setback is at 20'-0", the required setback for the second story is 40'-0", not 30'-0".
Setback corrected on A100 and A101.
4. Revise grade elevation in zoning information.
Grade corrected on A100 and A101.
5. Revise unit size calculations. Stair at second floor counts in unit size.
Sheet A103 corrected to add stair to unit size. Updated A100 also.
6. Revise open space calculations in rear yard. Only ½ of the water area of the pool counts as open space. Based on the calculations provided, the project does not comply with required 70% open space.
We are not counting pool water towards the requirement. There is enough greenspace (2312 SF) in the yard (3090 SF) = 75%.
7. Screening with boulders in the south side yard cannot exceed 5'-0" from grade elevation.
All boulders top elevation is 11.50' max (shown on A100). This is +5' above GRADE (6.50' NGVD).
8. Revise lot coverage calculations, the entire area of the enclosed floor above counts in lot coverage at the covered terrace. In addition, the area exceeding 5'-0", part of the overhang above counts in lot coverage.
A100, A102 lot coverage updated to include all overhangs greater than 5' + covered terrace.

Monique Fons COMMENT #1 (02/26/2021)

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 3/15/2021:

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 3/17/2021

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 3/8/2021, before 12p.m. (Tardiness may affect being placed on the agenda):

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.

- One (1) original signed, sealed and dated Survey.
- 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.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 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.

Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me. Monique Fons: 305.673.7550 / moniquefons@miamibeachfl.gov

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”. 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.

Fernanda Sotelo-Chotel COMMENT #1 (02/26/2021)

First Submittal: 02/16/21

Comments Issued: 02/26/21

Final Submittal & Formal Submittal (CSS): 03/08/21

Notice to proceed issued: 03/15/21

Agenda finalized & all fees paid by: 03/17/21

Tentative HPB meeting agenda date: 05/04/21

SUBJECT: DRB21-0639

Draft Notice:

DRB21-0639, 3017 Flamingo Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story residence that includes one or more waivers to replace an existing pre-1942 architecturally significant residence.

Please provide a narrative response to the comments listed below.

1. ARCHITECTURAL REPRESENTATION

a. Zoning Data Sheet – Grade is incorrect. Have information in black ink; only have the waivers in red ink
Sheet A101 zoning data updated with correct information.

b. A102 – include site graphics – site design, setback lines, etc.
Site design added A102.

c. A103 - include site graphics – site design, setback lines, etc.
Site design added A103.

d. Front Yard Open Space – Calculation to include the 30’ required front yard for two-stories; note setback and dimension
Yard revised to include 40’ setback, A100 and A104.

e. A105 - Height Waiver Request - include at bottom of sheet comparison of RS-2 and subject lot size
Adjacent lot sizes added for comparison, A105.

f. A107 - Include elevation datums proposed fences. Fences shall comply with section 142-106(b)7. Fences.
Fence elevation marks added to A107.

g. A107 - Include elevation datums proposed fences. Fences shall comply with section 142-106(b)7. Fences.
Fence elevation marks added to A107.

h. A200 – include elevations of slabs.
Slab elevations added to A200, A201.

i. A202 - Include top of slab elevations, also show % of roof deck SF to second floor SF.

Slab elevations added to A202, and roof deck percentage calculation shown on TABLE.

j. A500, A501, A502, A 503, A504 – Include required TO Roof Slab elevation, and dimension height encroachments, ie. Roof top railing, from top of roof slab.

Slab elevations added to A500 sheets, and roof height encroachments.

k. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity. Final submittal drawings need to be signed, sealed and dated.

Final Submittal and DRB no. added to COVER sheet.

2. ZONING COMMENTS

a. Waiver #1 – Height waiver + 4’, or 28”

b. Waiver #2 – 2-story side elevation

3. DESIGN COMMENTS

a. Staff recommends the incorporation of glazing with the vertical slats along the street front garage elevation. 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.

Windows added to front garage elevations. See A500, A200.

Ricardo Guzman COMMENT #1 (02/26/2021)

Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing canopy shade trees scheduled for relocation or removal.

Full arborist report now included in latest submittal.