

<b>PROJECT:</b>	<b>Dilido Island Residence</b>	<b>ADDRESS:</b>	<b>228 W. Dilido Drive, Miami Beach, FL 33139</b>
<b>DOCUMENT:</b>	<b>DRB Comments Narrative [Rev #1]</b>	<b>DATE:</b>	August 2, 2021
<b>PERMIT #:</b>	<b>DRB21-0699</b>		

## 1. DRB Plan Review

### 1. Application Completeness

- a. *Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover.*
- b. *Provide full legal description in Microsoft Word.*
- Note: All has been provided and enclosed in this submission.

### 2. Architectural Representation

- a. *General - refine line weights and hatches on line drawings for clarity*
  - Line weights and hatches have been refined for clarity.
- b. *Roof plan and 2nd floor plan do not coordinate - coordinate.*
  - Roof Plan provided on Sheet A-130 and Second Floor Plan provided on Sheet A-120 have been coordinated.
- c. *Provide yard section of south yard at sunken seating; to verify compliance with encroachments.*
  - Yard section of south yard at sunken seating has been provided on Sheet A-340 to verify compliance with encroachments.
- d. *Project is greater than 25% lot coverage, 27.6% - show compliance with 142-105(b)(4)c., ie. 35% of 2nd floor along front elevation is set back 5' from min. Required setback.*
  - 2nd Floor along front elevation complies with required 35% setback of 5' minimum. This is noted on the Second Floor Plan Sheet A-120. 31'-5" of the second floor front elevation is required to be setback 5' (35%) and 31'-5" of the second floor front elevation is provided at a 5' setback.
- 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.*
  - The cover title has been modified to indicate "Final Submittal" and date. All other sheets and drawings have been updated to note the Final Submittal and the submittal date.

### 3. Design Recommendations

- a. *Staff recommends including in the site design a pedestrian gate and path from street to residence.*
  - A pedestrian gate and path have been provided. Please see sheet A-100 as well as Landscape drawings.

### 4. Zoning Comments

- a. *Understory Review*
  - Confirmed.
- b. *Height Waiver 2' / 26'*
  - Confirmed.
- c. *Open Space Waiver - Interior North side elevation*
  - Confirmed.

- d. *Understory edge does not comply - shall be setback 5' from the enclosed floor above - not cantilevered slabs/planters.*
  - The understory has been redesigned to comply with the 5' setback from the enclosed floor above. Please refer to sheets A-042a and Understory Plan sheet A-100.
- e. *As shown in roof plan, the front setback of the rooftop "view terrace" is to be measured from the closest enclosed space below and roof plan shows the closest enclosed space about 7'; coordinate 2nd floor plan with the roof plan. Also make sure the 2nd floor complies with 35% setback, 142-105(b)(4)c.*
  - The front setback of the "View Terrace" has been depicted on the roof plan sheet A-130 as well as the roof calculation plan sheet A-044. The View Terrace is setback 11'-0" from the nearest enclosed second floor space below.
- f. *Any waivers, variances, or substantial inconsistencies in the plans that are identified after final submittal will result in removal of the application from the October 5, 2021 agenda.*
  - Noted.

## 2. DRB Zoning Review

1. *Revise survey to indicate elevation (grade) of the sidewalk at the center of the property.*
  - A revised survey has been provided which indicates elevation (grade) of the sidewalk at the center of the property.
2. *Revise open space in the front yard. It is not clear what areas are counted. 'Sodded & Pervious' noted on the driveway is not considered open space.*
  - Open space calculation at the front yard has been revised and is provided on Sheet A-043.
3. *Please clearly note on the understory plan the edge of the outline of the enclosed floor above. The understory shall provide a 5'-0" landscape area from the edge of the walls above, not the stair, walkways, planters.*
  - Understory Plan on Sheet A-100 has been revised to indicate the outline of the enclosed floor area above. This is indicated with a thick dashed line and is called out to differentiate it from the walkway / planter slabs above, which are unenclosed.
4. *Revise roof plan. Portion of the enclosed second floor is missing on the east side.*
  - Roof plan on Sheet A-130 has been revised to clearly show the portion of the enclosed second floor.
5. *The balcony/terrace at the front is exempted from unit size when open from the guardrail to the slab above. The screening at the front shall be reduced in height or count the area as unit size.*
  - The balcony / terrace at the front has been reconfigured with part of it omitted and the decorative screen element shifted back against the facade of the residence so as not to "enclose" the exterior spaces. The unit size calculations on sheet A-041 have been updated to reflect this change. The screen has been pushed back to the primary face of the building as indicated on Sections Sheet A-310, Plans Sheets A-110, A-120, A-130, and Elevation Sheets A-210 and A-220.

6. Accessible roof deck shall not exceed 25% of the area of the floor below and shall be setback 10'-0" from the walls below on the sides. It is not clear the area of the accessible roof deck.

- Sheet A-044 indicates the diagram of the roof terrace coverage in relation to the area of the floor below. The proposed roof deck is 146 sf, while the floor below is 3,997 sf. The allowable maximum area of the roof terrace (at 25%) would be 999 sf. Our proposed roof deck at 146 sf (3.7%) falls below this threshold. Dimensions have been clarified to indicate the proposed setback. 11'-0" setback is provided from the walls below at the front facade, 48'-0" from the north facade, 28'-4" from the south facade, and 65'-9" from the rear facade.

### 3. DRB Admin Review

*The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 8/9/2021*

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 8/11/2021*

*In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 8/2/2021, before 12 p.m. (Tardiness may affect being placed on the agenda):*

*NOTE: 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.*

*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.*

*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. (11x17) One (1) original signed, sealed and dated Survey. (11x17)*

*CD done with the proper Excel format specified by the Planning Department. •*

*20MB will not be accepted. •*

*Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels 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*

*14 Copies of all original documents*

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

*Please email label documents in excel format.*

- Note: All outstanding fees, plans, documents, etc., shall be provided as part of this Final Submittal and are enclosed herein.

### 4. Planning Landscape Review

1. *Select the species of proposed trees, shrubs and groundcovers listed as to be determined.*

- The species of proposed trees, shrubs, and groundcovers have been provided as part of the Landscape Drawings provided with this submittal.