

# PLAN CORRECTIONS REPORT (DRB21-0707)

<b>PLAN ADDRESS:</b>	W 424 W Rivo Alto Dr Miami Beach, FL 33139-1262	<b>PARCEL:</b>	0232330010330
<b>APPLICATION DATE:</b>	06/24/2021	<b>SQUARE FEET:</b>	7,110
<b>EXPIRATION DATE:</b>		<b>VALUATION:</b>	\$4,000,000.00
		<b>DESCRIPTION:</b>	THE CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY, THREE CAR GARAGE, DRIVEWAY AND POOL AND THE DEMOLITION OF AN EXISTING RESIDENCE

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, FL 33020 <b>PLEASE REMOVE THIS ADDRESS..THIS IS NO LONGER VALID</b>

Submittal Intake	Version: 1	Date Received: 10/19/2021	Date Completed: 10/29/2021
1. DRB Plan Review - Fail		Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov	
Comments: Staff First Submittal Comments   FSC 10/29/21		Design Review Board	
Final Submittal & Formal Submittal (CSS):		11/08, 12PM	
Notice to proceed issued:		11/15	
Agenda finalized & all fees paid by:		11/17	
Tentative DRB meeting agenda date:		01/04/22	

## Draft Notice:

DRB21-0707, 424 West Rivo Alto Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story single family residence, including one or more waivers and an understory area, to replace an existing residence.

\*Include a Narrative to comments

## APPLICATION COMPLETENESS

- Provide estimate construction cost in LOI or under separate cover. **RESPONSE: THE CONSTRUCTION COSTS IS UPLOADED AS DOCUMENT 21-0707-COST AFF**
- LOI identifies a 27 foot height, or 3' height waiver, where drawings note a 25', or 1' Height Waiver. Clarify **RESPONSE: THE LOI HAS BEEN REVISED. THE REQUEST IS FOR ONE FOOT OF HEIGHT FOR ONLY A PORTION (40% OF THE ROOF) IN THE REAR. IT WILL NOT BE SEEN FROM THE STREET.**
- LOI needs to identify DRB review of understory; and all waivers. **RESPONSE: THE LOI HAS BEEN REVISED TO INCLUDE THE UNDERSTORY WAIVER AND A BREIF EXPLANATION**
- Elevations: BFE is 9' NGVD, max freeboard is BFE +5, or 14' NGVD. Height is to be measured from max freeboard. It is not measured from DFE when DFE is higher than max. allowable freeboard. **RESPONSE: ALL DRAWINGS AND ELEVATIONS HAVE BEEN REVISED TO NOTE 14' NGVD.**
- Provide renderings of side elevations; or rendered side elevation drawings. **RESPONSE: ADDITIONAL RENDERINGS OF THE SIDE HAVE BEEN INCLUDED**
- Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Include on cover sheet and drawings the final submittal date for this DRB agenda. **RESPONSE: THE SUBMITTAL HAS BEEN REVISED TO NOTE FINAL SUBMITTAL AND THE DATE.**

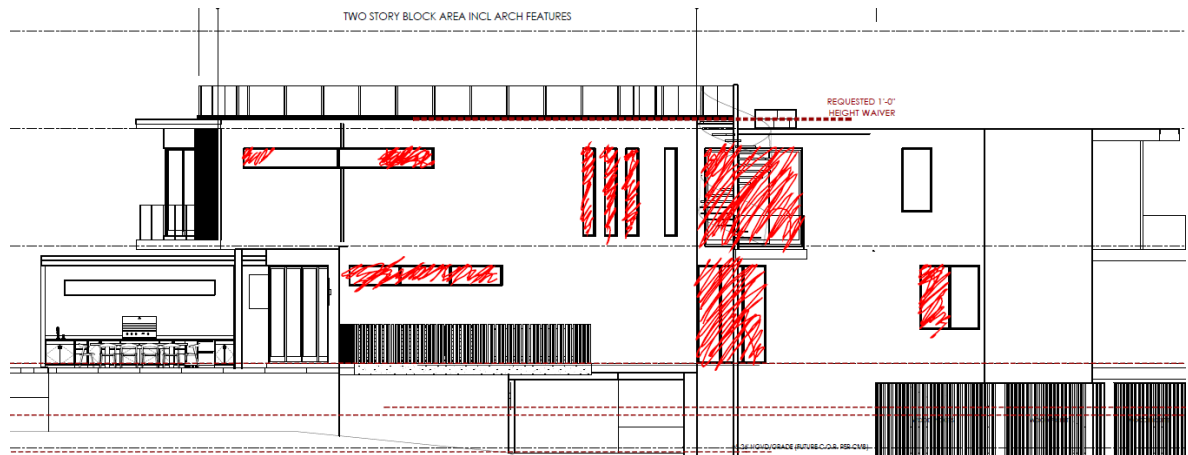
## ZONING COMMENTS

- Understory review by DRB **RESPONSE: THIS HAS BEEN ADDED TO THE REQUEST AND THE LOI**
- Waiver – Height. Clarify what the waiver request is. **THE LETTER OF INTENT HAS BEEN CLARIFIED AND A SHEET WITH THIS REQUEST VISUALLY EXPLAINED IS ON PAGE 47**
- Waiver - 2-story side elevation waiver – South Elevation – As proposed, staff finds that the provided notch, coupled with the spiral staircase and the elevator does not meet the intent of the code. **RESPONSE: THE ELEVATOR AND STRUCTURE OF THE ELEVATOR HAS BEEN REMOVED FROM THE ROOF IN RESPONSE. THE EQUIPMENT ON THE SIDE NOTCH HAS BEEN REMOVED AND RELOCATED. THE NOTCH IS STILL IRREGULAR DUE TO THE SHAPE OF THE LOT BUT MAINTAINS THE APPROPRIATE SQUARE FOOTAGE AND AN OPEN STAIR ON ONLY TWO LEVELS, WITH NO EQUIPMENT OR SLABS. IN ADDITION, THE LANDING ON THE NOTCH HAS BEEN REDUCED, A SLIDING GLASS DOOR AND FIXED FLOOR TO CEILING GLASS ADDED TO THE NOTCHED AREA.**
- Waiver – Elevator Location. 142-105(7) f. Elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. **RESPONSE: THE ELEVATOR AND STRUCTURE OF THE ELEVATOR HAS BEEN REMOVED FROM THE ROOF IN RESPONSE. THE EQUIPMENT ON THE SIDE NOTCH HAS BEEN REMOVED AND RELOCATED.**

## DESIGN RECOMMENDATIONS

- Pool Deck – staff recommends incorporate landscape planters and landscape – hardscaping is expansive. **RESPONSE: THE POOL DECK HAS BEEN REVISED ON THE SITE PLAN AND LANDSCAPE DRAWINGS. ADDITIONAL PLANTERS HAVE BEEN ADDED. IN ADDITION THE REAR ELEVATION HAS BEEN REVISED TO REMOVE FURNITURE PREVIOUSLY NOTED.**

2. Relocate elevator – as proposed it is a vertical extension of exterior elevation. Elevator coupled with External Spiral Staircase is too much vertical activation of that elevation; which also requires a waiver. **RESPONSE: THE ELEVATOR AND STRUCTURE OF THE ELEVATOR HAS BEEN REMOVED FROM THE ROOF IN RESPONSE. THE EQUIPMENT ON THE SIDE NOTCH HAS BEEN REMOVED AND RELOCATED.**
3. Mechanical equipment located within the open space notch and at an elevation of 14'-4" NGVD, shall be screened as it is visible. Moreover, staff recommends sound attenuation insulation. **RESPONSE: THE EQUIPMENT HAS BEEN RELOCATED AND SCREENED.**
4. South Side elevation needs more interest and planar movement. **RESPONSE: THERE ARE NUMEROUS WINDOWS ADDED TO THE SIDE ELEVATIONS. THE WINDOWS NOTED IN RED BELOW HAVE BEEN ADDED. WE HAVE ADDED A LARGE TRANSOM ON THE FIRST LEVEL, FIXED WINDOWS FLOOR TO CEILING IN THE DINING ROOM. AN ADDITIONAL WINDOW ON THE FIRST LEVEL TO THE BEDROOM. IN ADDITION, WE HAVE ADDED THREE WINDOWS TO THE SECOND LEVEL, A SLIDING GLASS DOOR TO THE LOFT AND EXTENDED THE TRANSOM IN THE MAIN CLOSET.**



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.

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**Final Submittal File Naming RESPONSE: FILES HAVE BEEN RENAMED**

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 September 7, 2021 the file name would be '11-07- 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  
HRRHistoric 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.

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2. DRB Admin Review - Fail

Monique Fons Ph: email: moniquefons@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 10/29/21

- page three of the Application is incomplete and must be signed and dated. **response: THIS SECTION HAS BEEN SIGNED AND DATED**

- the disclosure page is incomplete - owner must be specified **RESPONSE: THIS SECTION HAS BE SPECIFIED**

- Architect may need to register as a lobbyist with the City Clerk. **RESPONSE: ARCHITECT IS ALREADY A LOBBIST**

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 11/15/21 **RESPONSE: WE WILL AWAIT THE LINK VIA EMAIL TO PAY**

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 11/17/21

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 11/08/21, 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)
- 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 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- 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 / Lizbeth Bueno)

Please email label documents in excel format.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov  
lizbethbueno@miamibeachfl.gov

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3. Planning Landscape Review - Pass

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

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