

Project Address: 5440 La Gorce Drive, Miami Beach FL, 33140

DRB File No.: DRB21-0750

First Submittal Comments – 11/24/2021

DRB Zoning Review – Fail – Villegas Irina

1. It is not clear if elevations on survey are in NGVD or NAVD. Both elevations are indicated in survey
 - a. Elevations are in NGVD. The Note was confusing, but the surveyor updated it to say NGVD only now.
2. Revise lot coverage as previously discussed.
 - a. Please refer to A-2.1. The areas with A/C space above were added to the lot coverage diagram.
3. Provide architectural elevations without color or shading.
 - a. See CAD elevations, A-300, 301.
4. Provide cross section drawings.
 - a. See A-400 for Section A and B.
5. Missing grading plan.
 - a. See Site Plan A-050
6. When 20'-0" front setback is proposed for 1-story structures, the second floor shall be setback 40'-0".
 - a. We are not at 20' setback at any point in our design, thus this rule does not apply. Are you counting the water feature as part of the residence? This is maxed at 7'-0" high.
 - b. As Per Sec 142-106, Two story structures shall be setback thirty feet.
7. If 30'-0" of front setback is proposed for both 1st and 2nd story, the open space diagram applies to the front 30'-0".
 - a. We have revised the Yard Calcs. See A-2.4.
8. The maximum height for the planters and wall in the front yard is 7.0' from grade elevation.
 - a. We have provided this dimension on elevation sheet A-351.

DRB Plan Review – Fail – Sotelo Fernanda

Staff First Submittal Comments | FSC 11/24/21 Design Review Board Final Submittal & Formal Submittal (CSS): 12/06, 12PM Notice to proceed issued: 12/13 Agenda finalized & all fees paid by: 12/15 Tentative DRB meeting agenda date: 2/1/22 Draft Notice: DRB21-0750, 5440 La Gorce Drive.

An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory to replace an existing pre-1942 architecturally significant residence. *Include a Narrative to comments

APPLICATION COMPLETENESS

1. Provide estimate construction cost in LOI or under separate cover.

- a. See LOI
2. LOI Identified the request for one height variance for 6"
 - a. Yes we are seeking for this variance. See Elevations A-350 and 351.
3. LOI should note the application is request review for understory area
 - a. See LOI
4. Missing existing structure building card and microfilm – 1936 Building by Russell Pancoast
 - a. We have Requested Microfilms from the city and have included these in our plans. See A-0.4c
5. Understory plan – enhance the hatched outline off floor above; difficult to decipher
 - a. Made Line thicker. See A-050 or A-100.
6. Understory plan – lounge flooring and motor court shall be of a pervious and semi-pervious material. identify material
 - a. See Site Plan A050 for added note.
7. 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.
 - a. Added date to cover page.

DESIGN COMMENTS

1. Staff recommend further refinement of north elevation – architectural interest along the blank walls.
 - a. Noted.

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. Final Submittal File Naming 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 HRR Historic 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.

DRB Admin Review – Fail – Fons Monique

COMMENTS ISSUED BY 11/24/21 The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 12/13/21 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 12/15/21 In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 12/06/21, 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.
- NO COPIES NEEDED AT THIS TIME FOR DRB ONLY 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 lizabethbueno@miamibeachfl.gov