

DVICE

DESIGN & BUILTWORKS

Via upload to CMB staff via CSS
January 3, 2022

Re: DRB21-0771
for 4570/4580 NORTH BAY ROAD, Miami Beach, FL, 33140 FLORIDA

City of Miami Beach Design Review Board

1700 Convention Center Drive (2nd floor) Miami Beach, Florida 33139
Re: Single-Family Residence Improvement (4570 + 4580 North Bay Road, Miami Beach, FL 33140)
Folio 02-3222-011-0160 + 02-3222-011-0170

Department comments:

Fernanda Sotelo COMMENT #1 (12/23/2021)

Final Submittal & Formal Submittal (CSS): 01/03/22, 12PM

Notice to proceed issued: 01/10/22

Agenda finalized & all fees paid by: 01/12/22

Tentative DRB meeting agenda date: 03/01/22

Draft Notice:

DRB21-0771 4570 & 4580 N Bay Road. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home with understory area to replace an existing residence.

1. Understory Review

2. Waiver for open space for two-story side elevations

Waiver diagram shown on A107. [DVICE]

3. Provide Legal Description as a word file under separate cover.

Word doc legal description provided in latest submittal. [DVICE]

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

Construction cost estimate added to LOI. [DVICE]

5. Missing LOI?

Should be available in latest upload. [DVICE]

6. Mechanical equipment pad? Rather large, also dimension setback from property line

Dimensions added to A100. [DVICE]

7. Zoning Data Sheet - Adjusted grade is miscalculation = average of BFE + Grade, or 5.65' NGVD

Zoning data sheet corrected to show 5.65' adjusted grade. [DVICE]

8. Unit Size and Lot Coverage diagrams - increase scale; place on different sheets if needed

See separated sheets A103a, A103b with larger scales. [DVICE]

9. Unit size diagrams - lighten hatch screening and show associated floor plans

See A103a with larger scales and additional plan detail. [DVICE]

10. Lot Coverage: Show First floor plan; 2nd floor as dashed above line.

See A103b with larger scales and additional plan detail. [DVICE]

11. Understory plan - show 5' offset from floor plane above

See A104. [DVICE]

12. Recommend reducing the side driveway - access to understory is not intended for parking;

See A100, A104 reduced driveway. [DVICE]

13. North Elevation: recommend incorporating fenestration to soften impact of blank walls

See A501, A503 for added fenestration on North elevation, and open slots in stone walls. [DVICE]

14. Understory elevation to be no lower than future crown of road

See A104 added red-box note for 5.26' NGVD (5'-3") elevation which matches future crown of road. [DVICE]

15. North elevation open space waiver for two-story elevation: calculate area of all open space - small court and mechanical court - do recommend making the notch a bigger for better compliance.

See A107 for changes to North elevation waiver. [DVICE]

16. In renderings, feature walls that exceed roof line appear strong and foreboding; recommend adjusting perspective view to soften angles.

17. 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.

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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DESIGN STUDIO
610.733.4295 MADE @ DVICEINC.COM

MMXVIII

Monique Fons COMMENT #1 (12/22/2021)

OWNER OF PROPERTY - MARC GARDNER NEEDS TO SIGN APPLICATION AUTHORIZING THE APPLICANT TO FILE THIS APPLICATION.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/10/22

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 1/12/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 1/3/22, 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.D.s 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

lizbethbueno@miamibeachfl.gov

Enrique Nunez COMMENT #1 (12/22/2021)

Revise the landscape plans and landscape legend form (required column) as follows:

- a. 48,786 sf lot requires 48 lot trees minimum.
- b. 6 street trees are ok.
- c. 54 total trees x 12=648 shrubs minimum and 65 large shrubs minimum.

[Refer LS legend with fixed counts.](#)

Provide a tree disposition summary and calculate replacement trees.

[Refer LS legend with fixed counts.](#)

Refer to the Chapter 126 minimum landscape requirements and provide a complete CMB landscape legend form in the landscape plans.

Show and list the replacement trees on the landscape plans.

[Refer LS legend with fixed counts, and revised planting plan.](#)

email: EnriqueNunez@miamibeachfl.gov