

*See below for clarifications and responses to the Planning department comments received for DRB process # DRB21-0757
Please do not hesitate to contact Thirlwall Design members: Thomas Seibt and James Koberling with any questions or additional information needed to help clarify the comment responses – (305) 763-8376*

PLANNING – DRB ADMIN REVIEW

1. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 12/13/21
 - Advertisement - \$1,575
 - Posting - \$106
 - Mail Label Fee (\$5.16 p/ mailing label)
 - Courier - \$ 77
 - Board Order Recording - \$ 106
 - Variance(s) - \$788 p/variance
 - Sq. Ft Fee - \$.32 cents p/ Sq. Ft Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 12/15/21

Fees shall be paid prior to notice to proceed deadline 12/13/21

In addition to the fees, the following shall be provided no later than the Final submittal deadline 12/06/21, before 12 p.m. 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).
See Original Application with notarized affidavits and disclosures included within the Final Submittal documents.
- One (1) original Letter of Intent.
See Original Letter of Intent included within the Final Submittal documents.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
See Original set of signed and sealed architectural plans within the Final Submittal documents.
- One (1) original signed, sealed and dated Survey. (11x17)
See Original signed, sealed, and dated Survey within the Final Submittal Documents.
- Two (2) sets of Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
See Original surrounding properties mailing label package within the Final Submittal Documents.
- 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.
CD with all digital documents and files provided at time of deadline dropoff
- 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

PLANNING – DRB PLAN REVIEW

1. Provide estimate construction cost in LOI or under separate cover.
 - *Refer to the revised Letter of Intent, last paragraph of the first page, for the project estimated cost of construction.*
2. Lot Coverage: Clarify unhatched portion at front – 2nd floor outline include this area – it should be included in Lot Coverage. Maintain it at 30% | 2,477 SF or less in order to not require a variance
 - *Refer to revised Lot Coverage sheet **DRB-101** (the unshaded portion was a result of a modeling graphic error)*
 - *The correct Lot Coverage as calculated accurately remains at **5,490 SQ FT (29.9%)***
 - *The square footage of the area in question (the unshaded area) was originally accounted for within the calculations, and the lot coverage was not increased through this graphical error correction.*
3. Understory plan – include setback dims; show 5' dimension and comply with sections below 142-105(b)d.
 - *Refer to revised Understory hardscape plans clarifying the understory edge adjustments.*
 - *The driveway itself, as well as the covered understory parking area hardscape materials have been adjusted to meet the minimum 5' edge setback. Landscaping will infill the new green spaces and provide water-capture opportunities;*
 - *Retention swales and sub-grade exfiltration trenches will be utilized along the sideyards and adjacent understory edge overhangs to accommodate on site water capture and controlled runoff*
4. Covered overflow parking within front understory area does not comply w/ 5' understory edge: gravel, decking, pavers, setback 5'
 - *Refer to comment #3, above, as well as the revised Understory plan clarifying the understory edge condition at the covered overflow parking.*
 - *The driveway and understory covered parking hardscape edge is setback 5' from the first floor slab edge, above*
5. 2nd Floor Plan – show that 35% of front elevation is set back an additional 5' from 40' – Section 142-105(b)(4)c.
 - *72% of the width of the front elevation at the second floor has met the additional 5' setback requirement;*
 - *The entire residence was revised and pushed towards the rear property 12 inches to accommodate this requirement.*
 - *ALL SETBACKS including the revised rear yard setback have all been maintained and met requirement.*
6. To comply Review and revise understory at front for compliance.
 - *Refer to all understory plans and the open-space elevation diagrams which will clarify open space requirements, understory edge setbacks, and applicable understory design criteria.*
7. Elevations and Sections: Include BFE. Provide dimension from BFE+ Freeboard to Top of Roof slab.
 - *See the revised building elevation and section drawings (A-300 and A-400 sheets) which clarify: Base Flood Elevation, Design Flood Elevation, and additional dimensions showing height from project datums and to top of roof slab.*
8. Walkways within req. yards no wider than 44" – Sec 142-106(b)13. Projections.
 - *All walkways have been adjusted to a maximum of 44 inches in width.*
9. Missing Yard sections: sections through each yard just past setback to show compliance with Sect 142-105(b)(8) Exterior building and lot standards. Also, to dimension any yard encroachments.
 - *Refer to the adjusted side yard section drawings showing the revised the cut line of each section to fall adjacent to the front and rear setback lines.*
 - *All sideyard grade elevations have been set at a minimum of 6'-7" NGVD (6.56'), with the exception only for retention swales used for onsite water-capture.*
 - *Adjusted Grade has not been exceeded within the sideyards, refer to the project datum lines called out within the section drawings.*
10. 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. *See adjusted "FINAL SUBMITTAL – 12/06/2021"*

PLANNING – LANDSCAPE REVIEW

1. Properly identify existing trees and palms in tree survey plan and tree disposition plan lists.
Please refer to TD100 and TD110 for tree disposition chart and plan information.
2. Refer to the Chapter 46 Tree Preservation ordinance for tree replacement/mitigation requirements based on total diameter of trees to be removed (sum of inches at DBH).
Please refer to TD100 for tree replacement and mitigation information.
3. Label and list replacement trees on the landscape plans.
Please refer to LA400 for a list of replacement trees and LA410 for the plan layout.
4. Refer to the Chapter 126 CMB Landscape ordinance for minimum landscape requirements, plans required, and CMB landscape legend form (not the Miami 21 information).
Please refer to LA400 for CMB landscape legend.
5. Show right of way conditions and edges of pavement on site plan and landscape plans.
Plans have been updated to reflect edges of pavement and ROW.