

# ALBERTI STUDIO

## ARCHITECTURE + PLANNING + INTERIORS

Florida Registered Architect AR 98231 – Ph. 954 604 2234 – Email [gustavo@albertistudio.com](mailto:gustavo@albertistudio.com)

## RESPONSE TO:

### PLAN CORRECTIONS REPORT (DRB22-0789)

**PLAN ADDRESS:** 2360 Alton Rd **PARCEL:** 0232270080850

Miami Beach, FL 33140-4256

**APPLICATION DATE:** 01/20/2022

**EXPIRATION DATE:**

**SQUARE FEET:** 0

**VALUATION:** \$0.00

**DESCRIPTION:** Design review board approval for the new construction of a two stories single-family residence to replace existing one story single-family residence built in 1940

#### **CONTACTS Name Company Address**

Applicant Shawn Snow All City Permits 4916 Sheridan St.  
Hollywood, FL 33021

Contact gustavo alberti 31 Se 5Th St  
Miami, FL 33131

Owner Gustavo Sidelnik

**Submittal Intake Version: 1 Date Received: 02/15/2022 Date Completed: 02/24/2022**

1. DRB Plan Review - Fail Fernanda Sotelo Ph: email: [FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)

Comments: Staff First Submittal Comments | FSC 2/25/22 Design Review Board

Final Submittal & Formal Submittal (CSS): 03/07/22

Notice to proceed issued: 03/14/22

Agenda finalized & all fees paid by: 03/16/22

Tentative HPB meeting agenda date: 05/03/22

Draft Notice:

DRB22-0789, 2360 Alton Road. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residences. Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

2. ARCHITECTURAL REPRESENTATION

a. Provide Cost Estimate in LOI or under separate cover

**RESPONSE: COST ESTIMATE PROVIDED UNDER SEPARATE COVER, REFER TO FILE SUBMITTED 03-07-2022 ESTIMATE.PDF.**

b. The side Courtyard needs to be 8' deep, as measured from setback -clarify

**RESPONSE: CONCUR, THE COURTYARD IS 8' DEEP, REFER TO DIMENSION ON SHEET A-1.02, A NOT WAS ADDED TO THE DIMENSION TO CLARIFY THAT IT IS TAKEN FROM THE SIDE PROPERTY STEBACK.**

c. Roof terrace and trellis; make sure it complies Sec. 142-105(b)6 and 142-105(b)7.

**RESPONSE: THE PROJECT DOES NOT HAVE A HABITABLE ROOF OR ROOF TERRACE.**

d. Yard Open Space Diagram: Missing rear yard calculations

**RESPONSE: REFER TO SHEET A-1.07, REAR SIDE CALCULATION IS NOTED BELOW THE PLAN (89.9 % PROVIDED > 70% REQUIRED)**

e. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**RESPONSE: FINAL SUBMITTAL AND DRB FILE WAS INCLUDED ON FRON COVER SHEET**

f. Final submittal drawings need to be DATED, SIGNED AND SEALED.

**RESPONSE: FINAL SUBMITTAL WAS NOTED AND SIGNED AND SEALED**

3. DESIGN RECOMMENDATIONS

a. Staff recommends more architectural interest along the front elevation to soften the cubic massing: ie. Longer door eyebrow, projecting the balcony a bit into front yard, see sec 142-106(b) for allowable projections.

**RESPONSE: THE RECOMMENDATION WAS TAKEN IN CONSIDERATION, THE DOOR EYBROW AND BALCONY WERE REVISED TO SOFTEN THE CUBIC MASSING.**

4. ZONING COMMENTS

a. The height of the pool within the required rear yard can not exceed adjusted grade, or 30" above grade, whichever is greater.

**RESPONSE: THE HEIGHT OF THE POOL WAS REVISED ACCORDINGLY FOR COMPLIANCE, REFER TO SHEET A-5.01**



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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 October 29, 2017 the file name would be '10-29-2017 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.

### February 24, 2022 Page 1 of 2

2. DRB Admin Review - Fail Monique Fons Ph: email: [moniquefons@miamibeachfl.gov](mailto:moniquefons@miamibeachfl.gov)

Comments: COMMENTS ISSUED BY 2/25/22

SILVANA CUNIOLO MUST SIGN THE OWNER AFFIDAVIT

### RESPONSE: OWNER AFFIDAVIT SIGNED BY SILVANA CUNIOLO WAS INCLUDED WITH THE APPLICATION

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 3/14/22

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 3/16/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 3/7/22, 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.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



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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](mailto:moniquefons@miamibeachfl.gov)

[lizbethbueno@miamibeachfl.gov](mailto:lizbethbueno@miamibeachfl.gov)

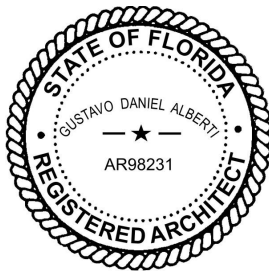
3. Planning Landscape Review - Fail Enrique Nunez Ph: email: [EnriqueNunez@miamibeachfl.gov](mailto:EnriqueNunez@miamibeachfl.gov)

Comments: Provide a completed landscape legend form and landscape plans that comply with the Chapter 126 Landscape Ordinance.

**RESPONSE: A COMPLETE LANDSCAPE LEGEND AND LANDSCAPE PLANS WERE INCLUDED. REFER TO LANDSCAPE SUBMITTAL SHEET L-0.02**

February 24, 2022 Page 2 of 2

If there is any question or further clarification to the responses to the plans correction report do not hesitate to contact me, sincerely



Gustavo Alberti, AIA NCARB



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