

## **Narrative Comments / Responses**

### **FINAL SUBMITTAL**

DRB22-0790

03-06-22

### **FIRST SUBMITTAL COMMENTS:**

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#### **ARCHITECTURAL REPRESENTATION**

- a. Provide Cost Estimate in LOI or under separate cover

***RESPONSE:** Please see revised Letter of Intent, dated 3/7/22, which includes preliminary cost estimate.*

- b. LOI shall outline the variance(s) requested and identify hardships: respond to all review guidelines of the code per Section 118-53 (d)

***RESPONSE:** Please see revised Letter of Intent, which lists both variances requested in this application.*

- c. Lot Coverage exceeding 40% is a variance – not a waiver.

***RESPONSE:** Understood. We have added a Variance diagrams for Lot Coverage to the plans on page A-003 + A-005, and amended the letter of intent to list this additional variance request.*

- d. Missing Zoning data Sheet

***RESPONSE:** Please see revised drawing set, with Zoning Data Sheet added to page A-007.*

- e. In General, enlarge zoning diagrams for clarity of what is being proposed and calculated.

***RESPONSE:** Zoning Diagrams have been enlarged for clarity, see pages A-003, A-004, A-005, A-006, + A-007.*

- f. Lot Coverage must be 40%; anything greater requires a variance

***RESPONSE:** Confirmed, we have added a request for a variance to exceed 40%. Please see revised Letter of Intent, and well as variance diagram for lot coverage added to the drawing set on page A-003, and A-005.*

- g. Enlarge Lot Coverage Diagram – show floor plan of new scope to clarify what is being included.

**RESPONSE:** *Confirmed, please see revised Lot Coverage Diagram on page A-003.*

- h. Enlarge Variance Diagram – show site plan, pool plan

**RESPONSE:** *Please see enlarged Variance Diagrams on page A-005.*

- i. Open space diagram: if pool water is located at or below adjusted grade or 30" above grade, then 100% of pool water counts in open space. Enlarge open space diagram and include elevation of pool.

**RESPONSE:** *Confirmed, Pool level to be located at or below adjusted grade. Please see enlarged open space diagram with pool elevation indicated on page A-006 + Site Section on page A-301. Adjusted grade = 5.445', and 30" above grade = 6.39, Proposed pool to be 5' NGVD.*

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

**RESPONSE:** *Confirmed please see revised COVER PAGE, A-000.*

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

**RESPONSE:** *Confirmed, all sheets with digital stamp, cover paged with digital signature.*

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#### **ZONING COMMENTS**

- a. Variance from required front yard setback.

**RESPONSE:** *Confirmed please see Variance diagrams, and revised letter of intent.*

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#### **DRB ADMIN COMMENT**

ARCHITECT MAY NEED TO REGISTR AS A LOBBYIST

**RESPONSE:** *After speaking with the City Attorney, it was determined that, Nick Gelpi, cannot register as a lobbyist to appear before the board, as he is a sitting member of the Miami Beach Planning Board. The owners will appear before the board to present their application, and any architectural associate who may appear with them will register as a lobbyist prior to the board meeting.*

PAGE 5 OF APPLICATION MUST BE COMPLETED AUTHORIZING REPRESENTATIVE TO APPEAR BEFORE THE BOARD IF APPLICANTS ARE NOT PRESENT

**RESPONSE:** *The applicants will be present for the board meeting.*