

## **Plan Review –Comments**

Date: May 9, 2022  
Address: 1211 Stillwater Drive  
Jurisdiction: City of Miami Beach  
Comments date: 04/27/2022  
Process: DRB22-0826

### **DRB Admin Review:**

#### **COMMENT 1:**

Comments: COMMENTS ISSUED BY 4/29/22

APPLICATION IS INCOMPLETE AND MUST BE SIGNED/NOTARIZED

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 5/16/22

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 5/18/22

#### **Response:**

Please see attached application signed and notarized, will pay the fees by 5/18 (call her and ask)

### **DRB Plan Review:**

#### **COMMENT 1:**

APPLICATION COMPLETENESS

#### **Response:**

please see attached modified submittal

#### **COMMENT 2:**

ARCHITECTURAL REPRESENTATION

- a. Provide Cost Estimate in LOI or under separate cover
- b. Revise LOI – Include in LOI the request for review of understory, referencing the Code Section per 142-105(b)(4) d. A402 – Revise front yard open space calculations: Show provided pervious area and correct percentage – calculation shows 100% pervious pavement and driveway and walkways do not count. previous approved plans have a direct comparison of what is being changed.
- c. Floor Plans – Show entire property, setbacks for each floor plan.

- d. Include a floor plan for the understory – make sure to show site details, identify the 5' understory edge, and identify all components related to understory and note how they comply: ie. Area of entry vestibule, 5' understory edge, driveway width and % to lot width.
- e. A-10 Roof plan – the SF of canopy at roof level shall not be greater than 20% of the 2nd floor sf. Dimension and show SF.
- f. Elevations and Sections - Recommend two elevations per sheet in order to include property lines and setbacks
- g. Elevations and Sections - include the following elevation tags: CMB Grade, adjusted grade, BFE, Freeboard. Dimension height from BFE + Freeboard to the top of slab. Any and all elements higher than top of slab shall be dimensioned per sections 142-105(b) 6 and 7.
- h. Accessory building in elevations: top of building to be dimensioned from BFE +1' FB Refer to section 142-106(b) 1.
- i. Missing waiver diagram for west interior elevation open space per Section 142-106(a)(2)d.
- j. Combine existing and proposed into one submittal. Index sheet for both.
- k. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
- l. Final submittal drawings need to be DATED, SIGNED AND SEALED.

**Response:**

- a- See cost estimate in LOI, its \$1,125,000.00
- b- See LOI for the request for review of understory, per the Code Section per 142-105(b)(4) d. Also please revised sheet for the pervious area percentage
- c- The floor plans are resized to show the entire property, setbacks for each floor plan.
- d- Please see new sheet A-04.3 for the understory details including the 5' understory edge, and area of entry vestibule, 5' understory edge, driveway width and % to lot width.
- e- Please see revised A-10 showing canopy SF at 20% of the 2<sup>nd</sup> floor.
- f- Please see modified plans having 2 sections per sheet showing elevations and setbacks.
- g- Please see modified elevations and sections showing the BFE and elevations
- h- Please see the modified plans referencing BFE+1'.
- i- We Are not applying for any waivers, we have modified our design
- j- There are no existing structures on site
- k- "FINAL SUBMITTAL" and DRB 22-0826 is added to the title sheet
- l- Please see attached Final submittal drawings DATED, SIGNED AND SEALED

**COMMENT 3:**

**DESIGN RECOMMENDATIONS**

- a. Staff recommends further refinement of the massing to be less cubic and in turn less impactful on neighbors, especially along the west and front elevations.

**Response:**

Please see attached modified design

**COMMENT 4:**

**ZONING COMMENTS**

a. The west elevation does not comply with the open space requirement for 2-story elevations exceeding 60' in length, per Section 142-106 (a) (2) d. As proposed a design waiver is requested as it is not fully open to sky and does not comply with the 50% sodded area.

**Response:**

Please see attached modified design we are less than 60', hence not applying for a variance per Section 142-106 (a) (2) d

**Planning Landscape Plan Review:**

**COMMENT 1:**

As per Ch. 126, provide a tree survey prepared by a Professional Land Surveyor and provide the CMB landscape legend form affixed to the landscape plans.

**Response:**

Please see attached tree survey by PLS, and please see CMB landscape legend affixed to the landscape plans

Sincerely,  
Youssef Hachem, Ph.D., P.E., S.I.  
President; FL. P.E. #43302; FL. S.I. #6985061