



March 7, 2022

To:

City of Miami Beach

Planning Department

1700 convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 ext. 26172

Subject Property: 3747 CHASE AVE, MIAMI BEACH, FL 33140

PERMIT #: DRB21-0730

FINAL SUBMITTAL

RESPONSE TO LANDSCAPE COMMENTS 02/15/22

1. Tree survey was provided.

RESPONSE:

Updated Survey provided

2. Refer to the Chapter 46 Tree Preservation ordinance for the tree protection and tree replacement/mitigation requirements.

RESPONSE:

Please refer to Landscape Plan on Sheet L-1

3. Refer to the Chapter 126 landscape ordinance for the minimum landscape requirements, landscape legend form, and plans required.

RESPONSE:

Please refer to Landscape Plan on Sheet L-1



RESPONSE TO DRB COMMENTS 02/24/22

2. ARCHITECTURAL REPRESENTATION

a. Construction Cost estimate: \$ 925,000

RESPONSE:

General Contractor Statement provided

b. Unit Size: 4,113 SF (49.9%); lot coverage: 2,336 sf (28.3%)

RESPONSE:

Comment addressed on Sheet A-1.4

c. General – clean up hatches, line type and with, and shading on all floor plan

RESPONSE:

Comment addressed.

d. All plans must include entire site: property lines and setback lines. Grid lines not needed for DRB drawings

RESPONSE:

Comment addressed.

e. All plans must include overall building dimensions

RESPONSE:

Comment addressed.

f. In all plans and elevations – only show required yard setbacks. Make sure to dimension any element encroaching in required setbacks to ensure compliance with section 142-106(b)

RESPONSE:

Comment addressed.

g. Lot Coverage – show entire site, remove floor hatching or soften it so that what is being calculated as lot coverage is clear.



RESPONSE:

Comment addressed on Sheet A-1.3

h. Lot Coverage is greater than 25% and the second floor must comply with section 142-105(b)(4)(c): 2nd floor front massing: When lot coverage exceeds 25%, at least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback.

RESPONSE:

Comment addressed on Sheets A-4.2 & A-4.4. Request for waiver provided in LOI.

i. Unit Size Diagram - show entire site, remove other hatching or soften it so that what is being calculated as unit size is clear.

RESPONSE:

Comment addressed

j. Yard Open Space Diagram: Missing rear yard calculations

RESPONSE:

Comment addressed on Sheet A-1.6

k. Floor Plans – clean up dimensions, show overall dimensions, dimension of balcony at rear

RESPONSE:

Comment addressed

l. Elevations: measure all roof exceptions from top of roof slab, or max roof height, as per Section 142-105(7) Height Exceptions

RESPONSE:

Comment addressed

m. Missing material board

RESPONSE:

Comment addressed on Sheets A-3.0, A-3.1, A-3.2, A-3.3



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

RESPONSE:

Comment addressed on all sheets.

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

RESPONSE:

Comment addressed.

4. ZONING COMMENTS

a. Base Flood Elevation for CMB– When below 8' NGVD; BFE defaults to 8' NGVD.

RESPONSE:

Comment addressed.

b. Waiver for 2nd floor setback when lot coverage is greater than 25% per Sec. 142-105(b)(4)(c).: If waiver is being pursued: provide waiver diagram AND include in LOI the request for the waiver, reference section of code and explain reason for the waiver.

RESPONSE:

Comment addressed on Sheets A-4.2 & A-4.4. Request for waiver provided in LOI.

Best Regards,

Yefim Massarsky

Principal Architect

