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## **NARRATIVE RESPONSE DRB22-0885**

City of Miami Beach Building Department  
1700 Convention Center Drive, 2<sup>nd</sup> floor  
Miami Beach, FL 33139

ADDRESS: 6020 Alton Rd., Miami Beach, FL 33140  
PARCEL: 0232150030475

### **Planning Review • Giselle Deschamps**

#### **2. ARCHITECTURAL REPRESENTATION**

a. A copy of the signed and dated check list issued at pre-application meeting shall be submitted.

**Please see attached the signed and dated check list.**

b. Provide the complete board application, affidavits, and disclosures of interest (original signatures).

**Please see attached the complete board application, affidavits, and disclosures of interest, with original signatures.**

c. Signed and dated Letter of Intent. The letter must outline application details and identify hardships if variances are requested as per sec. 118-353(d).

**Please see attached the signed and dated Letter of Intent, outlining application details.**

d. The letter of intent shall include and respond to all sea level rise and resiliency review criteria as per sec. 133-50 of the City Code.

**Please see attached the Letter of Intent with response to all sea level rise and resiliency review criteria as per sec. 133-50 of the City Code.**

e. Copies of previous recorded final order, if applicable.

**Please see attached the previously recorded final order and the lot split order.**

f. The survey must be electronically signed and sealed, dated no more than six months from the date of application. Survey must provide the grade and B.F.E. Grade is defined as the elevation measured from the centerline of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road.

**Please see attached the electronically signed recent survey with the grade and B.F.E. centerline of the sidewalk.**

g. Provide separate shaded Diagrams and calculations for Lot coverage and Unit size as defined in Section 142-105(b)(4) and (5) of the City of Miami Beach L.D.R. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are being included in the lot coverage and unit size by providing a breakdown of the total square footage and percentages.

**Please see sheet A-1.12B with all details.**

h. Vacant and uncopied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.

**Please see sheet A-0.11 with all details and picture of Police No Trespassing sign.**

i. Include an exploded axonometric diagram that shows the second floor in relationship to the first floor.

**Please see A1.9**

j. Provide an open space calculation and shaded diagram for the required front and rear yard.

**Please see A-1.12B.**

k. Provide Cost Estimate in LOI or under separate cover

**Please see attached the signed and dated Letter of Intent with cost.**

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

**Please see all plan sheets show Final Submittal.**

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

**Please see all plan sheets dated, signed and sealed.**

### 3. DESIGN RECOMMENDATIONS

a. Provide a contrast material finish within the interior side yard to break up the vast stucco.

**Please see A-1.0 for stucco 3" reveal and concrete gray columns.**

### 4. ZONING COMMENTS

a. The second-floor terrace near the master bathroom does not have to be included in the second-floor unit size calculation and diagram.

**Corrected. Please see sheet A-1.8**

b. The minimum open space requirement for the front yard shall be 50%.

**Please see A-1.12B. Open area is 63%.**

c. Air conditioning and mechanical equipment not to exceed five feet above the main roofline and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.

**Corrected. Please see A-1.5, a-1.1 & A-1.2 showing screening and details**

d. Provide the elevation of the side yard for further review. Please be aware that the yard elevation shall comply with the minimum and maximum elevation of sec. 142-105(b)(8).

**Please see A-1.2. Elevation +7'-9"**

e. The floor plans and exterior elevations should indicate the location of all property lines and setbacks.

**Please see A-1.0, A-1.1, A-1.2, A-1.3, A-1.4 showing all property lines and setbacks.**

f. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code.

**Please see A-1.12B and A-1.12. Driveway will be of porous material**

g. Provide the dimensions of the driveway for further review of open space calculation.

**Please see A-1.12B and A-1.12 for driveway dimensions.**

h. Walkways cannot exceed 44" in width when located within a required yard.

**Please see A-1.12B and A-1.12. All walks 3'-8'.**

i. The flowerbed shall not encroach 25% within the front yard cannot and shall not exceed four feet in height when measured from the finished floor of the primary structure. Provide the maximum projection of the planter in the site plan as well as the height.

**Please see A-1.12B and A-1.12 for flowerbed note.**

j. Please clarify in the site plan if the balcony on the second floor is projecting into the required front yard. If so, please provide the maximum projection.

**Please see A-1.12. Balcony #3 on the second floor in bedroom #2, is above bedroom #4 which is on first floor. Balcony #2 on the second floor in bedroom #3, is above great dining room which is on first floor.**

k. A six-foot minimum setback is required from the rear property line to swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure associated or not associated with a swimming pool.

**Please see A-1.12B and A-1.12. Set back from the property line to swimming pool deck is 7'-6".**

l. There shall be a minimum seven-and-one-half-foot setback from the rear property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

**Please see A-1.12B and A-1.12. Set back from the property line to the water's edge is 10'-8".**

m. Provide the elevation of the pool coping on the site plan for further review of open space calculation in the rear yard.

**Please see A-1.12B and A-1.12 for pool coping detail and elevation +8'-6"**

### **Planning Landacape Review • Enrique Nuñez**

Refer to the Chapter 46 Tree Preservation Ordinance for tree protection, tree replacement/mitigation requirements, and plans required. Also, refer to the Chapter 126 Landscape Ordinance for the minimum landscape requirements for new construction and plans required. All landscape plans are to be prepared by a Landscape Architect licensed in the State of Florida.

**Please see all LA plan sheets signed and sealed, for tree requirements, and all landscape requirements.**