



Architecture • Interior Design • Planning

August 08, 2022

DRB22- 0847 – 10 CENTURY LANE, MIAMI BEACH, FL 33139

NARRATIVE IN RESPONSE TO DRB FIRST SUBMITTAL COMMENTS

1. APPLICATION COMPLETENESS

- a. Copy of original Building Permit Card, & Microfilm.

[Response: Documents have been included.](#)

- b. Vacant / Unoccupied 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.

[Response: The existing house is rented.](#)

- c. Provide a contextual elevation line drawing, showing this proposed design as viewed from the street, in relationship to adjacent properties.

[Response: Requested elevation has been added to the set of plans. A-08 Contextual Elevation](#)

2. ARCHITECTURAL REPRESENTATION

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

[Response: The existing house is the owners' current residence.](#)

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

[Response: NOTED.](#)

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

[Response: NOTED.](#)

3. DESIGN RECOMMENDATIONS

- a. Show the realistic configuration of the windows surrounding the rear of the garage. It is highly doubtful that they would be continuous floor to ceiling panes of glass

[Response: NOTED. Plans have been updated.](#)

4. ZONING COMMENTS

- a. Staff would strongly recommend denial of any variance for the a/c units. They can be placed on the roof.

[Response: NOTED. A/C units have been relocated.](#)

- b. One of the setback variances is described wrong in the LOI. You are asking for a front AND side. Min side is 7'6" and 6'-9" requested. Staff will recommend denial of this side setback variance.

10 Century - Narrative

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Response: NOTED. These discrepancies have been fixed.

c. Dimension the width of the driveway and walkway

Response: NOTED. Dimensions have been added.

5. LANDSCAPE COMMENTS:

a. See comments in CSS

Response: NOTED.