

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue • Suite 101 • Coral Gables, FL 33134

Job address: 1120 Bay Drive

Application #: PB23-0599

1. Planning Department Review - Fail Alejandro Garavito

Ph: email: AlejandroGaravito@miamibeachfl.gov

Comments: Staff First Submittal Review Comments:

Comments Issued: 5-19-23 | AG

Tentative PB Meeting Date: July PB hearing

1. Provide a narrative response when addressing the following comments with page(s) location if applicable.

NOTED.

2. Survey: existing conditions, Provide the lot area on the survey, without this the application cannot move forward.

SURVEY UPDATED WITH LOT AREA- PLEASE SEE G1.1A.

3. Plans: Docks: demonstrate compliance and provide dimensions for required setbacks and projections per CMB Code.

PLEASE SEE A1.0 FOR ALL THREE TYPES. DOCK DIMENSIONS AND SETBACKS HAVE BEEN ADDED TO PLANS.

4. Lot 9,10 and 11: lot area has a different value from the survey, zoning data and lot coverage diagrams, it should be the area from the survey, revise calculations, diagrams and ZD.

ZONING DATA SHEETS HAVE BEEN UPDATED. PLEASE SEE SHEETS A1.0A AND A1.1B FOR ALL THREE TYPES.

5. Unit size diagrams, add the first and second floor unit size value, provide a total and % from lot area, it shall coordinate with ZD.

FIRST AND SECOND FLOOR UNIT SIZE SHOWN TOGETHER PLEASE SEE A1.1 AND A1.1A SHEETS FOR ALL THREE TYPES.

6. Maximum height: provide elevations for all the houses, there were elevations only for lot 9 but they are not consistent with code, the house has a slope roof. Provide dimensions for slope roof per City code Section 7.2.2.3

ELEVATION SHEETS SHOW FREEBOARD HEIGHT AND BUILDING HEIGHT TO MIDPOINT OF SLOPED ROOF / ROOF SLAB FOR FLAT ROOF MEASURED FROM BASE FLOOD ELEVATION. PLEASE SEE SHEETS A5.0, A5.1, A5.2, A5.2A, A5.3, A5.3A, A6.0, A6.1, A6.2, AND A6.3 FOR ALL THREE TYPES.

7. It seems that the plans electronic file is getting to big, you can split it in two files and submit.

NOTED, WILL DIVIDE INTO 25 MB MAXIMUM FILES.

8. These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project.

NOTED.

9. Please provide the above information for Final submittal by May 30, 2023, before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Coordinate with Miriam Herrera.

NOTED.