

Project: 1948 Bay Dr.
 Plan Correction Report Matrix
 Date: 10.30.2023
 Plan Address: 1948 Bay Dr., Miami Beach, FL 33141-6900
 1st App. Date: 05.17.2023 (DRB23-0934)

DRB Comments	Response	Reference Sheet
1. TRANSPORTATION - LUB REVIEW		
1	The City of Miami Beach Transportation & Mobility Department is working with the applicant to resolve pending comments on the current Traffic Review for this project.	A-100
2. DRB PLAN REVIEW - Planning Department - First Submittal Comments		
II. APPLICATION COMPLETENESS		
2	Provide a copy of all current or previously active Business Tax Receipt.	
3	The survey provided shall include the lot area and grade elevation. Grade is defined as the elevation measured from the benchmark of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road. Additionally, the survey shall be sealed by the licensed surveyor.	A-200
4	A copy of the survey shall be included in the architectural plan package.	A-200 SURVEY added
5	Include current color photographs, dated, minimum 4"x6", of project site and existing structure (No Google Images).	A-003 Z PHOTOGRAPHS OF EXISTING ON SITE STRUCTURE ADDED.
6	Demolition Plans (Floor Plans & Elevations with dimensions) shall be submitted.	A-003 Z DEMOLITION PLAN ADDED. Proposed full demolition of all structures on site.
7	Provide a material board that includes the details and images of the exterior finishes listed in the elevation sheets.	A-015 MATERIAL SAMPLES ADDED
8	A contextual Elevation Line Drawings shall be submitted and include properties from corner to corner, across the street(s).	A-003.1 STREET ELEVATIONS ADDED
9	Provide a section drawing that includes the required yards and all elevations of the encroachments.	A-006 SETBACK SECTION ANALYSIS
10	If applicable, a variance and/or weaver Diagram will be required for the height of the ground level.	None Required
III. ARCHITECTURAL REPRESENTATION		
11	Include the cost of estimate under a separate cover or in the letter of intent.	
12	Add FINAL SUBMITTAL and DRB File No. to front cover title for heightened clarity.	ADDED to Cover Sheet and in Title Block
13	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Acknowledged
IV. DESIGN RECOMMENDATION		
V. FINISHING COMMENTS		
14	Parking at the Understory Level (below the First Habitable Level). Parking at the Understory Level shall be lined along a minimum of 50 percent (50%) of the built frontage with non-residential uses, lobbies or stoops that provide access to the First Habitable Level (FHL). Provide the dimensions of the entrance.	Total Built Frontage 163'-10". Required Frontage with non-residential uses, lobbies or stoops = 50% = 81'-11" Frontage Provided: 6" entrance + 76'-6" + 5' entrance = 88'-6". Dimensions added Sheet A-100 First Floor Plan, Staircase Panel dimensions are 6'-0" x 10'-0"
15	For properties not having access to an alley, the required habitable space may accommodate entrance and exit doors. The total width of the entrance and exit doors shall not exceed 22 feet. For habitable space that screens parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.	Drive Allevs have been reduced to a minimum of 14'-0" needed to provide the required radius for a Fire Rescue Vehicle maneuvering. Clearance to enter the property. Fire truck needs to be a minimum of 32' from main entry door which is only possible at the stop off area. 3'-0" Variance Required for Entry and Exit. The proposed design is Residential Building Only and per FEMA requirements cannot be Dry-Flood-Proofed. Only Wet-Floodproofing is allowed and will be provided as needed. All proposed uses including Parking have been proposed above BFE-minimum Floodboard.
16	Where parking is not lined with habitable space it should be screened by fenestration, vegetation or other such treatment.	Parking has been screened with a combined solution that includes solid walls to avoid lighting spillage, architectural screens and vegetation. See also Landscape Planting Plan Ls-401
17	A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Floodboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the height review or certificate of appropriateness criteria, as applicable. If applicant is intending to request design waiver for the height of the ground floor, please include this information in the letter of intent.	12'-0" Provided. Dimension added to Section in sheet A-502
18	All parking and driveways shall substantially consist of permeable materials.	Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential as townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers displacement due to more intense vehicular traffic.
19	The first habitable level shall have a minimum floor-to-ceiling height of 12 feet in order to allow for the future retrofit and raising of the first habitable level, or if Design Flood Elevation (DFE) is adjusted upward in the future.	First level is proposed with a 12'-0" ceiling. Dimension added to Section in sheet A-502
20	The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum Floodboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review or compliance the minimum yard elevation.	Per Public Works Department the Future Crown of the Road is 4.7 NAVD (6.47 NGVD). The Future Adjusted Grade and Minimum Yard Elevation based on adjusted grade per Public Works Department is calculated as follows: 6.47 NGVD + 3 NGVD = 9.774 NGVD. The Maximum Yard elevation based on this would be 7.74 NGVD + 30% = 10'-2" NGVD which per Section 142.155(a)(3)(b) is limited to 9'-0" NGVD. See request zoning Code Sheet A-001
21	The entire staircase shall be included in all floor levels of the F.A.R. calculation.	Stairing Corrected. All stair runs and landings are shown as counted
22	The entire bath area in the roof level shall be included in the F.A.R. calculation.	The entire area is counted, a graphic display error was fixing part of the hatched area
23	In addition to the building areas included in lot coverage, as defined in section 1.2.1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.	Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential as townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers displacement due to the more intense vehicular traffic.
24	Dimension the height of the building height from D.F.E. (B.F.E. plus floodboard) to the main roof line.	The height dimension of 50'-0" is noted in all sections and elevations from DFE to top of roof
25	Lot width means the level distance between the side lot lines measured at the required front setback line and parallel to the front setback line. Dimension the lot width from the required front setback line for further review of the required interior side setback (minimum 8% of the lot width and the sum of the side yard shall consist of 18% of the lot width from the required front setback line).	Dimensions of setbacks required at front and rear yard lines have been added to all plans and to the site setback plan in Sheet A-006. The dimensions have been revised in the zoning. Date Sheet is page A-001 for clarity
26	Decks shall not exceed a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Provide the dimensions of the deck and a roof deck calculation for further review.	Total Combined Deck Area Proposed = 2007.55 sq ft Allowable Deck Area = 5,000 sq ft (50% of Enclosed Area at level below: 50% of 10,018sqft) Calculation added in A-105 ROOF FLOOR PLAN
27	Walkways cannot exceed 44" in width.	See the added dimensions for the walkways in the side area. Congruation spaces for reading, hammock and relaxation have been noted to differentiate them from the walkways.
28	The steps located along the front yard shall not exceed a maximum projection of 25% of the required yard and the maximum elevation shall not exceed 30 inches above the adjusted grade elevation of the lot. Adjusted grade means the midpoint elevation between grade and the minimum required roof elevation for a lot or lots.	Steps length are 2'-9". The 25% of the required yard = 25% of 20'-0" = 5'-0" therefore the proposed 2'-9" complies. Adjusted grade = 6'-11" + 3'-2" = 9'-3" Maximal Elevation 6'-7" (See dimension in A-100 First Floor Plan)
29	7 feet and 6 inches minimum setbacks shall be required from the side property line to a 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.	Setback dimensions added. Dimensions vary from 6'-0" 11'-2" to 8'-0" 11'-2"
30	Identify the structure located east of the cabanas that contains a sink. The fixed structure shall comply with the minimum side setback.	The fixed structure is an accessory BBQ counter area and it complies with the minimum side setback for accessory use. Noted on plan
31	Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway or golf course, in which case the maximum height shall not exceed five feet. Please include the 7' porch and gate.	Porch and gate height updated. (A-401 SOUTH ELEVATION)
32	Provide a written narrative with responses.	

monika

From: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Sent: Thursday, November 2, 2023 8:41 PM
To: monika
Subject: RE: DRB23-0934 - 1940 Bay Drive
Attachments: Project Prioritization 200401 Map.pdf

Hello Monika,

The future Crown of the Road elevation adjacent to 1940 Bay Drive, Miami Beach, is projected at 4.7 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for local roads like Bay Drive at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.7 feet NAVD at the crown of the road).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy  [Road Elev 200228 reduced.pdf](#)

Project Start Date	2020	2025	2030	2035	2040
Emergency Roads	4.8	5.2	5.7	6.2	6.7
Arterial and Local Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Normandy Isles A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

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Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.

 **Please do not print this e-mail unnecessarily**

From: monika <monika@mhelawpa.com>
Sent: Thursday, November 2, 2023 12:06 PM
To: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Subject: DRB23-0934 - 1940 Bay Drive
Importance: High

You don't often get email from monika@mhelawpa.com. [Learn why this is important](#)

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Good afternoon Aaron,

I hope that you will be able to assist me on this matter. I am the attorney on the above captioned property and recently submitted an application to the DRB for the construction of a new, 12-unit, multi-family project at the above address. Planning staff has requested the following information from your department in order for us to proceed with the application:

g. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots.
Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

Our deadline to file the application is this coming Sunday, November 3rd (which really means we need to have everything completed by tomorrow). Therefore, your prompt attention is great appreciated.

Thank you

Monika H. Entin, Esq.



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