

Project: 4230 NORTH BAY ROAD. MIAMI BEACH, FLORIDA, 33140-2864				
Process Number: DRB23-0952 FINAL SUBMITTAL LOT 1				
Date:09/11/2023				
Comment No.	Comment Description	Reviewer	Reference page	Responses
APPLICATION COMPLETENESS				
1.a	Provide a copy of the previous recorded final order for Planning Board.	GISELLE DESCHAMPS		Recorded order not yet available. Approved draft order provided.
1.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 Dept.	GISELLE DESCHAMPS		Site is not vacant. Applicant residents on the site.
1.c	Include the required yard sections within the architectural set.	GISELLE DESCHAMPS		Yard sections will be provided.
ARCHITECTURAL PRESENTATION				
2.a	Include the cost of estimate under a separate cover or in the letter of intent.	GISELLE DESCHAMPS		The anticipated cost estimate is \$388,400.00.
2.b	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	GISELLE DESCHAMPS	D-0	Corrected. Refer to updated Cover page with information requested
2.c	Final submittal drawings need to be DATED, SIGNED AND SEALED.	GISELLE DESCHAMPS	Overall set	Corrected
ZONING COMMENTS				
4.a	All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards. Provide the material finish of the understory area (exception of the wood deck).	GISELLE DESCHAMPS	D-119	Please refer to updated Understory Level Floor Plan. The proposed parking is open, within the understory area and built on a concrete slab. The understory exterior area includes landscape and pervious pavers. Refer to Landscape Plan
4.b	The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department to determine the future crown of the road for this site.	GISELLE DESCHAMPS	D-102 / D-119 / D-300 / D-301	Future Crown of Road is 4.4' NAVD (3.2' NGVD). Proposed understory level is 6.0' NGVD. Refer to Understory Floor Plan, Site Plan and Sections. Written confirmation from Public Woks is provided with this submittal

4.c	All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. Provide the setback of the wood deck in the understory to the underside of the slab of the first habitable floor above.	GISELLE DESCHAMPS	D-119	Please refer to requested setback dimensions of the wood deck
4.d	Provide the lot width from the required 20' front setback line.	GISELLE DESCHAMPS	D-102	Please refer to Site Plan. Lot Width from the required 20' front setback line = 88'-7"
4.e	The building height shall be measured from DFE (BFE plus freeboard) in the exterior elevations and sections	GISELLE DESCHAMPS	D-200 / D-201 / D-202 / D-203 / D-300 / D-301	Corrected. Refer to updated Elevations and Sections for Building Height measured from DFE
4.f	The Letter of Intent shall specify that the additional open space for the two-story side elevation shall also be waived along the east elevation.	GISELLE DESCHAMPS		Additional waiver added.
4.g	For two story homes with an overall lot coverage of 25 percent or greater, at least 50 percent of the second floor along the side yard facing-a-street elevation shall be set back a minimum of five feet from the minimum required setback. The proposed structure does not comply with the minimum setback requirement from the side yard and will require a design waiver from the north elevation.	GISELLE DESCHAMPS	D-117	Additional waiver added.
4.h	The minimum yard elevation is future adjusted grade. Future adjusted means the midpoint elevation between the future crown of the and the base flood elevation plus minimum freeboard for a lot or lots. Provide a written confirmation from the Public Works Department to verify the future crown of the road.	GISELLE DESCHAMPS	D-101	Noted. Future Adjusted Grade = 5.6' NGVD (Future Crown of Road 3.2' NGVD + Base Flood Elevation +1 8.0' NGVD / 2) = 5.6' NGVD
4.i	Provide the location of the mechanical and pool equipment and include the setbacks from the property line(s).	GISELLE DESCHAMPS	D-119 / D-122	Refer to updated Understory Floor Plan for Pool equipment and Roof Level for A/C equipment location
4.j	Include the DRB file number in the zoning data sheet.	GISELLE DESCHAMPS	D-101	Corrected. Refer to updated Zoning Chart with DRB file number
4.k	The survey provided shall include the grade elevation for lot 1. Grade means the city sidewalk elevation at the centerline of the front of the property. If there is no sidewalk, the elevation of the crown of the road at the centerline of the front of the property shall be used.	GISELLE DESCHAMPS		Refer to updated Survey with Grade elevation requested