

NMD | NOMADAS™

PROJECT NMD CODE 2227
 PROJECT NAME HOUSE OF KIRSCHNER
 CLIENT MAURICIO RIVERA
 FILE NUMBER# DRB23-0941
 FOLIO # 02-3222-011-1150
 FIRST SUBMITTAL 6/20/2023
 COMMENTS RECEIVED 7/3/2023
 FINAL SUBMITTAL 9/11/2023

CoM COMMENTS ISSUED BY 07/03/23	WRITTEN NARRATIVE RESPONSES NMD NOMADAS
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The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 07/17/23 (NOW 09/20/23)

1. Mail Label Fee (\$5.53 p/ mailing label)	Understood, will do.
2. Advertisement - \$1,707.00	Understood, will do.
3. Board Order Recording (1) - \$116.00	Understood, will do.
4. Courier (7) - 119.00	Understood, will do.
5. Posting (1) - \$116.00	Understood, will do.
6. Variance(s) - \$854.00 p/variance	Understood, will do.
7. Sq. Ft Fee - \$.36 cents p/ Sq. Ft	Understood, will do.
Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 07/19/23 (NOW 09/20/23)	Understood, will do.

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 07/10/23, before 12p.m. (Tardiness may affect being placed on the agenda):

• One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).	One (1) original application with proper signed and notarized affidavits and disclosures has been provided.
• One (1) original Letter of Intent.	One (1) original Letter of Intent has been provided.
• One (1) original set of architectural plans signed, sealed, and dated. (11x17)	One (1) original set of architectural plans signed, sealed, and dated (11x17) has been provided.
• One (1) original signed, sealed and dated Survey. (11x17)	One (1) original signed, sealed and dated Survey (11x17) has been
• Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.	Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department have been provided.
• Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).	No additional information has been provided.
• A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.	A CD/DVD containing a digital version of the documents and plans in the proper format has been provided.
• Each file document must be labeled by day of submittal and document name.	Each file document has been labeled by day of submittal and document name.
NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off. (Attn: Planning Department – Gabriela Freitas)	The final submittal has been identified by the file number and address at time of drop off.

Please have the following comments corrected/submitted by Final Submittal:

1) File documents must not exceed 25MB in size each.	Done.
2) Please email Excel file of label owner list.	Done.
3) Page 3 of Application: Missing signature.	Done.
4) Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney -- Affidavit must be filled in and notarize.	Done.
5) Page 6 of Application: Incomplete Disclosure: Please confirm, in writing, whether every individual holding a 5% or greater interest in the applicant/owner entities has been disclosed.	Done.
6) Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.	Done.

Planning Landscape Review - Fail

Giselle Deschamps

Comments: PLANNING DEPARTMENT

1. APPLICATION COMPLETENESS

a. The letter of intent shall respond to the Sea Level Rise and Resiliency Criteria as per sec. 7.1.2.1.	Letter of intent now responds to the Sea Level Rise and Resiliency Criteria as per sec. 7.1.2.1.
b. The survey provided does not show grade elevation. Grade means the city sidewalk elevation at the centerline of the property. If there is no sidewalk, the public works director shall establish the city sidewalk elevations.	Sidewalk grade elevation included in survey.
c. The survey shall be included in the architectural plan package.	Survey included in the architectural plan package.
d. Include current, color photographs of the interior spaces (minimum	Lot interior color photographs added to the set.
e. Provide current color photographs, dated, minimum 4"x 6" of context, corner across the street, and surrounding properties (dated), with a key directional plan (no Google images).	Contextual color photographs added to the set.
f. The proposed elevations shall include a color image of the material	Color images of materials included in elevation sheets.
g. Include a contextual elevation line drawing, corner to corner, across the street, and surrounding properties (dated).	Contextual elevation line drawing included.
h. Provide an axonometric plan showing the relationship from the first to second-floor level.	Axonometric plans included.
i. The required yard sections shall be included in the architectural set.	Yards sections included in architectural plans set.
j. Provide separate open space shaded diagrams and calculations for front and rear yard. 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 as pervious and impervious areas by providing a breakdown of the total square footage and percentages.	Shaded diagrams delivered as indicated.
k. Vacant 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.	Photographs with the No trespassing sign from the City's Police Dept. provided.

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.	Cost estimate included in letter of intent.
b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	FINAL SUBMITTAL text and DRB File No. added to cover sheet.
c. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Final submittal drawings have been provided dated, signed and

3. DESIGN RECOMMENDATIONS

No comments	N/A
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4. ZONING COMMENTS

a. Provide a separate unit size calculation and shaded diagram for the understory level. Please be aware that the understory level must comply with all site development standards in sec. 7.2.2.3(b)(vi) of the Resiliency Code.	A separate unit size calculation shaded diagram for the understory level has been provided.
b. Please clarify if the second-floor stairs near the foyer is open from above. Otherwise, the second-floor staircase shall be included in the unit size calculation.	An "X" stating that the second-floor stairs near the foyer is open from above has been provided.
c. All portions of covered terraces, porches, roof overhangs, and eyebrows that exceed a projection of five feet shall be included in the lot coverage calculation. This includes the roof overhang that projects more than five feet from the exterior walls above the second-floor level.	All portions of covered terraces, and roof overhangs provided that exceed a projection of five feet have been included in the lot coverage calculation.
d. The site plan should clearly depict the main residence to further distinguish the setbacks and understory level.	Site plan depicts the main residence showing Roof, Level 1 and Level 2 perimeters.
e. The sum of the required side yards shall be at least 25% of the lot width.	The sum of the required side yards comply with this statement.
f. At least 50 percent of the required front yard area shall be sodded or landscaped pervious open space. Provide an open space calculation and diagram for the required front yard that complies with the minimum 50% requirement. Please be aware that the required front yard shall consist of the first thirty feet of the front property line.	The front yard area complies with this requirement. Open space calculation and diagram has been provided.

g. At least 70 percent of the required rear yard shall be sodded or landscaped pervious open space; when located at or below adjusted grade, the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement. Provide an open space shade diagram and calculation for the required rear yard. Please be aware that the rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum.	The rear yard area complies with this requirement. Open space calculation and diagram has been provided. Open space calculation and diagram has been provided.
h. Dimension the building height from B.F.E., plus freeboard to the main roof line in the exterior building elevations.	The building height has been dimensioned from B.F.E., plus freeboard to the main roof line in the exterior building elevations.
i. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard as per sec. 7.2.2.3(b)(ii). Provide the entire dimensions of the second story side elevation on the second-floor plan for further review.	Side elevations comply with this requirement. Dimensions have been provided for clarification.
j. For two story homes with an overall lot coverage of 25 percent or greater, at least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback. As a result, 35% of the second-floor facade shall be setback at a minimum of 35' from the front property line.	Front elevation comply with this requirement. Dimensions have been provided for clarification.
k. Roof decks shall not exceed 6 inches above the highest point of the proposed flat roof and shall not exceed a combined deck area of 25 percent (25%) of the enclosed floor area immediately one floor below, regardless of deck height. Provide the square footage and dimensions of the rooftop garden deck.	Roof deck complies with this requirement. Dimensions and areas have been provided for clarification.
l. The yard shall comply with the minimum and maximum yard elevation of sec. 7.2.2.3(b)(x).	The yard complies with this requirement. Elevations have been provided on floor plans, elevations and sections for clarification.
m. Please specify the location of the mechanical equipment including the setbacks from the property line(s).	Location of mechanical equipment has been provided on the roof. Dimensions have been provided for clarification.
n. Include the dimensions of the driveway in the site plan.	Dimensions of the driveway have been included in the site plan.
o. Driveways and parking spaces parallel to the front property line shall have a minimum setback of five feet from the front property line. This includes portions of the pavement does not align with the driveway approach.	Driveways and parking spaces parallel to the front property line have a minimum setback of five feet from the front property line. Dimensions have been provided for clarification.
p. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.	Driveways comply with this requirement. Dimensions have been provided for clarification.
q. Ornamental features including water features, such as ponds with ornamental elements limited to the maximum height allowed of 30 inches above proposed yard elevation. Provide the elevation of the water features for further review.	Ornamental features comply with this requirement. Dimensions have been provided for clarification.
r. The proposed water features in the front and side yard shall not exceed 25% of maximum projection from the required yard.	Proposed water features in the front yard comply with this requirement. Calculations have been included for clarification.
s. The platform steps located in the interior side yard cannot exceed 30" above the elevation of the lot and the maximum projection is 25% of the required yard.	The platform steps located in the rear and side yard comply with this requirement. Dimensions have been provided for clarification.
t. The minimum flood elevation in the City of Miami Beach is 8.0' N.G.V.D. Please revise this information in the zoning data sheet.	Zoning data sheet has been updated to comply with this requirement.
u. Provide a written narrative with responses upon the final submittal.	Written narrative has been provided.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY'	PDF files have been named with the submittal deadline date and the type of document in the following the format required.
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Planning Landscape Review - Fail

Enrique Nunez

Comments: The color of driveway pavers shall have a high albedo reflectivity to solar energy. Lighter colors such as white and light gray comply with code. Provide samples of proposed paver system.	The color of driveway pavers have been adjusted and now comply with this requirement. Photograph samples and details have been provided for clarification.
Refer to the Chapter 46 Tree Preservation Ordinance and the Chapter126 Landscape Ordinance for the minimum landscape requirements and plans required.	We have referred to the Chapter 46 Tree Preservation Ordinance and the Chapter126 Landscape Ordinance for the minimum landscape requirements and plans required.