VALLE VALLE & PARTNERS

Architecture / Design / Town Planning

December 10, 2023

City of Miami Beach
Planning & Zoning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Subject: **DRB review comment responses**

Reference: **Permit No.: DRB23-0973**
Single Family Residence with understory Design Review
3100 North Bay Road
Miami Beach, FL 33140

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STATE OF FLORIDA
COREY J. LAFFERTY
AR97982
REGISTERED ARCHITECT

ADMINISTRATIVE COMMENTS:

Reviewer: Gabriela Freitas: GabrielaFreitas@miamibeachfl.gov

PLANNING DEPARTMENT
Staff First Submittal Comments Design Review Board

COMMENTS ISSUED BY 11/30/23
Final electronic submittal is due by 12/10/23
The following fees will be invoiced prior to the Notice to Proceed deadline 12/20/23

1. Mail Label Fee
2. Advertisement
3. Board Order Recording
4. Courier
5. Posting
6. Variance(s) (If required)
7. Sq. Ft Fee (If required)

Final paper submittal shall be provided before 12 p.m. (Tardiness may affect being placed on the agenda) and ALL FEES MUST BE PAID BY 12/22/23

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document that were submitted electronically, which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted for Final Submittal to the attention of Gabriela Freitas – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed, and dated. (11x17)
- One (1) original signed, sealed, and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).
- A CD/DVD containing a digital version of the documents and plans submitted – USBs will NOT be accepted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB).
- Each file document must be labeled by day of submittal and document name.

RESPONSE: All required plans, documentation and Fees will be provided before 12/20/2023

PLANNING LANDSCAPE REVIEW:

Reviewer: Enrique Nunez: EnriqueNunez@miamibeachfl.gov

Comment # 1
Revise the landscape plans and landscape legend form (required column) as follows:

a. 10,000 sf lot requires 9 lot trees minimum.
RESPONSE: 11 Lot trees provided. See Landscape Legend and Plant list on L-200

b. 68 lf street frontage / 20'= 3.4 (4 street trees rounded up minimum).
RESPONSE: 4 Street Trees provided. See Landscape Legend and Plant list on L-200

c. 13 total trees minimum x 12= 156 shrubs minimum and 16 large shrubs minimum.
RESPONSE: 15 Total Trees x 12 = 180 required shrubs (185 provided). See Landscape Legend on L-200

Comment # 2
Provide irrigation plans that correspond to the proposed plantings. Extend the irrigation system into the right of way.
RESPONSE: See Sheet L-300 for provided Irrigation Plan.