CFZ DESIGN

6360 Narrative

March 29, 2024

Site Address: 6360 N Bay Road, Miami Beach, FL

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

2. Please note that the Miami Beach Resiliency code is now available at: Code Hub: https://codehub.gridics.com/us/fl/miami-beach

CFZ: Thank you.

3. Please include the PB file number PB24-0657.
CFZ: See cover sheet and and Zoning data (A0.02 A0.02B & A0.02C)

4. Checklist – Item 5 - LOI- Please clarify and identify on plans if any variances or waivers are requested.

CFZ: Okay.

5. Checklist- Item 8- Missing previous recorded orders. PB21-0420.
CFZ: Previous recorded order on all zoning data sheets: (A0.02 A0.02B & A0.02C)

6. Checklist – Item 10 – The surveys for Lot 9, 10 and 11 and older than six (6) months. Provide updated surveys.

CFZ: Survey has been updated.

7. Checklist – Items 10 and 11 – Survey/ Architectural Plans – Please clarify if there is an existing house on Lot 10 on the survey is showing a house and on the architectural plans is showing vacant lots? If the existing home is being demolished, please provide the demolition plans or provided the approved demo building permit number.

CFZ: There is no existing house on lot 10. The home has been demolished and does not exisit.

STATE OF FLORIDA
CHRISTOPHER FERNANDEZ
AR100472
REGISTERED ARCHITECT

8. Checklist – Item 11a – Cover sheet for provide the scope of work and final submittal with deadline.

CFZ: Survey has been updated.

9. Checklist – Item 11c – Please clarify if the Zoning data sheet A0.02c is for Lot 11 on the address line is missing.
CFZ: Please see survey, There isn't any address yet but only a folio.

10. Zoning data – Lots 9, 10 and 11 provide the planning board file number.
CFZ: Planning board file numbers provided. Please see sheet A0.02, A0.02B, & A0.02C.

11. Zoning data – Lots 9 and 10 provide the proposed lot coverage area, square footage and percentage.
CFZ: Please see sheet A0.02, A0.02B, & A0.02C.

12. Zoning data – Lot 11 provide the proposed unit size, square footage and percentage.
Please see sheet A0.02C & A0.10-C .

13. Lot Area – This value needs to coordinate with the surveys for all lots 9, 10 and 11.
CFZ: Values updated and matches new survey.

14. Lot Area – The values are not consistent with the zoning data, LOI and plans. Please revise.

CFZ: Values updated.

15. Plans – Remove A0.09b lot coverage diagram the information is already on A0.09a.
CFZ: Apologies this has been removed.

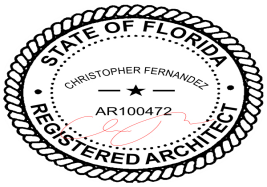
16. Checklist -Item 11d – Missing – Context/Radius Location Plan.
CFZ: Please see A0.03 & A0.04

17. It will be required to file 3 new application to DRB for the understory and the new houses as a result of a PB lot split approval.
CFZ: Understood, we plan too.

18. These comments have been provided as a first 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.
CFZ: Understood, thank you.

19. Please provide the above information for the Final Submittal date 03-31-2024. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.





CFZ: Provided.

Landscape Comments

Corrections (4)

Refer to Chapter 4.2.1. Plan Requirements and 4.2.3. Minimum Standards in the Miami Beach Landscape Ordinance. Plans shall be drawn to scale, include north arrow, and graphic scale. Landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.
CFZ: Licensed Architect provided.

Provide Tree survey by professional land surveyor. Tree survey shall provide the accurate location, identification, and graphic representation of all existing trees inclusive of the canopy dripline. All existing trees inclusive of the canopy dripline that are a minimum of ten feet in height and a minimum of three inches in diameter at breast height (DBH) and existing palms that are a minimum of ten feet in height and a minimum of four inches DBH. Existing trees and palms shall not be removed until it has been determined that no tree removal permit is required or that a valid tree removal permit has been issued in compliance with chapter 46 of General Ordinances of the Code of the City of Miami Beach.
CFZ: Survey provided ith tree location and names.

Irrigation plan(s) shall be inclusive of the Right0of-Way and be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida, or by persons authorized by F.S. ch. 481, to prepare irrigation plans or drawings.
CFZ: Licensed Architect provided.

Provide Landscape Plans with a completed Landscape Legend form showing compliance with City of Miami Beach landscape requirements, affixed to the Landscape Plans.
CFZ: Licensed Lengend provided.

Please note that we made some other adjustments to the drawings.
The height of the building was increased to 26'-6". We are taking advantage of

If you have questions or concerns regarding the plans, please do not hesitate to contact me.

Christopher Fernandez, AIA
CFZ Design, LLC
(239) 898-7549



