SIDMAN RESIDENCE || MIAMI BEACH, FL
PARCEL: 0232110030410
EXISTING PERMIT # #BR2206430

SIDMAN RESIDENCE| PARCEL: 0232110030410 | DRB - Final Submittal Narrative Response		RESPONSES - 4-07-2024
ITEM #	**COMMENTS**	**NARRATIVE RESPONSE**
	1. Application Completeness	
a.	A context Location Plan, Min 8.5"X11" Color Aerial 1/2-mile radius, identifying project and showing name of streets. (no Google images).	Refer to included Location Plan. Sheet
b.	Include the existing residence in the exterior elevations along with the cabana and one-story guesthouse.	Refer to added sheets 006a-6 & 006a-7 which reflects the exterior elevations including the existing residence.
c.	The proposed elevations shall include a color image of the material samples that are being proposed in the legend	Refer to sheet A-900 with images of the material samples included
d.	Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
	2. Architectural Representation	
a.	Include the cost of estimate under a separate cover or in the letter of intent.	Noted. Please refer to letter of intent including the cost of estimate.
b.	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	Noted.
c.	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted.
	3. Design Recommendations	
	N/A	
	3. Zoning Comments	
a.	The shaded diagram for the first floor is showing that the unit size is 4,923 S.F. however, the calculation notes that the first floor is 5,080 S.F. Please clarify why there is a discrepancy. Is the garage and overhang included?	Duplicted note with unit size has been revised. Please refer to the unit size calculations at the bottom of the page. 500SF credit of the garage is not included in the unit size calculation. The non-a/c covered spaced are included in the unit size calculation. The proposed first floor unit size, including the existing home and additional structures, is: 4,736 SF
b.	Height shall be measured from the required base flood elevation for the lot, plus freeboard. Please indicate the elevation of the D.F.E. in the building elevations.	The first floor slab D.F.E is 10.00' NGVD = 0' - 0" Refer to A-006 series for indicated D.F.E. level Building heights are also indicated on the A-006 series
c.	Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 1.2.1 of this Code.	Noted. The driveway material is proposed to be of a sand-set materials with a high albedo
d.	A six-foot minimum setback is required from the rear property line to 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.	Noted. Refer to six-foot minimum dimensions added on sheets A-004a, and A-005a2
e.	The maximum height of the equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the a/c unit measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.	SARAH Noted. Refer to height provided on sheet A-005a-3 Mechanical engineer is not yet onboard. Please refer to note included on sheet A-005a-3 indicating the allowable heights.
f.	Provide the dimensions of the covered terraces that are located within the existing home for further review of lot coverage calculation.	Noted. Refer to dimensions provided on A-005b-1 Refer to city approved permit for the existing home. Permit Number: #BR2206430
	These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.	
	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 Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.	Acknowledged
	Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.	Acknowledged
	Document Name Description	

	Application Completed Land Use Board Application form including Exhibit A LOI Letter of Intent Checklist Pre-application Checklist Labels Mailing Labels, List of Property Owners, Certified Letter and Map BTR Copies of Previous Business Tax Receipts Survey Recent Signed and Sealed Survey Plans Architectural Plans and Exhibits Landscape Landscaping Plans and Exhibits HRR Historic Resources Report Microfilm Building Card and Microfilm Traffic Traffic Study Sound Sound Study	Acknowledged
	All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.	Acknowledged
2	**DRB Admin Review - Fail**	
	Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov	
Comments	All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.	Acknowledged
	Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.	
	Submit owners mail labels in Excel.	
3	**Planning Landscape Review - Fail**	
	Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov	
Comments	Refer to Chapter 4.2.3.(a)(2.) Street Tree Size and Spacing. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department. Any new street trees shall be of a consistent canopy tree species as similar to the neighboring trees along the street. Please revise the landscape plan and landscape legend. Note that palms do not count towards the street tree requirement.	There are no street trees required for this project as this side of the street does not contail swales. Previously permitted set for 6444 does not require street trees.