



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 01-05-2018
TO: City of Miami Beach Planning and Zoning
RE: Narrative for DRB17-0213 1825 W 24th Street, Miami Beach, FL

1. Planning Landscape Review

1. Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms that are a minimum of ten feet in height and 3 inches in diameter (DBH) for trees and a minimum of 4 inches in diameter (DBH) for palms. Include a copy of the Tree Survey with the Landscape Plans.

Response: Survey that was included within the Master Permit Set BR1701111 has been included within the Final Submittal Set.

2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Note that as of June 15, 2015 the CMB Urban Forestry Division took over jurisdiction for tree removal permitting from Miami-Dade County DRER. Please provide a copy of the prior County tree removal permit, if applicable.

Response: Not applicable. Tree removal was previously approved by the City of MB under BR1701111. No additional trees are being proposed to be removed.

3. Refer to the CMB Urban Forestry Division link for the approved tree protection fence detail, tree removal permit forms and planting details:
<http://web.miamibeachfl.gov/publicworks/default.aspx?id=83714>

Response: Noted.

4. All invasive trees as listed on the Miami Dade County Code Chapter 18A shall be removed.

Response: Noted.

5. Note that on October 19, 2016, the City of Miami Beach adopted a new landscape ordinance, Chapter 126 entitled Landscape Requirements. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. The new ordinance is accessible in Municode.

Response: Noted.

2. DRB Admin Review

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than January 5th Final Paper submittal deadline:



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•One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).

Response: Provided

•One (1) original Letter of Intent.

Response: Provided

•One (1) original set of architectural plans signed, sealed and dated.

Response: Provided

•One (1) original signed, sealed and dated Survey.

Response: Provided

•Any additional information/documents provided

- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).

Response: Provided

•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.

Response: 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 15MB).

Response: Provided

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

3. DRB Plan Review

DRAFT NOTICE:

-DRB17-0213 (aka DRB17-0159), 1825 West 24th Street. The applicant, **Alain Zagury**, is requesting design modifications to a previously issued Design Review Approval dated September 05, 2017, for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant two-story home. Specifically, the applicant is requesting one or more new design waivers.

Response: Please correct the Draft Notice applicant's name to "Alain Zagury" as indicated above in RED.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. NOTE: Overall remove superfluous measurements and dimensions from plans and information not relevant to this application. Measurement should include length of elevation and measurements of open spaces along proposed area of work (West side)

Response: Superfluous measurements/information has been removed from the proposed plans.



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- b. NOTE: Add sheets that team worked with JGM to comply with conditions of DRB17-0159 Final Order.
Response: Sheets that were edited to comply with DRB17-0159 Final Order were already included (A0.20/A0.22/A2.02/A2.04). Sheet A0.23 has been revised to compare original waiver request to the new waiver request in regards to the West Courtyard.
- c. A0.01 Graphically show in zoning chart with bold type and yellow highlight zoning numbers that changed. 1/ Lot coverage 2/ Unit Size ground floor 3/ Unit size total 4/ Second to first floor %
Response: Please see Sheet A0.01A. Zoning numbers that have changed have been highlighted and bolded.
- d. A0.08: Accent area of scope of work similar to A2.03 and Add Sheet to follow of second floor No change to second floor.
Response: Area of work has been accented.
- e. A0.09B Accent area of scope of work similar to A2.03
Response: Area of work has been accented.
- f. A0.10B: Accent area of scope of work similar to A2.03
Response: Area of work has been accented.
- g. A0-11A Remove sheet Unless changes are proposed herein
Response: Sheet A0.11A "Previous Space Permitted" has been removed as there are no changes being proposed.
- h. A0-11B Remove sheet Unless changes are proposed herein
Response: Sheet A0.11A "Previous Space Permitted" has been removed as there are no changes being proposed.
- i. A0.12A Remove sheet Unless changes are proposed herein
Response: Sheet A0.12A "Grade Calcs Permitted" has been removed as there are no changes being proposed.
- j. A0. 12B Remove sheet Unless changes are proposed herein
Response: Sheet A0.12B "Grade Calcs Proposed" has been removed as there are no changes being proposed.
- k. A0.13 Remove sheet (x2) Unless changes are proposed herein
Response: Sheets A0.13A/A0.13B Open Space Calculations have been removed as there were no changes being proposed.
- l. A1-01B: Accent area of scope of work similar to A2.03
Response: Area of scope has been accented.
- m. A1-02B: Accent area of scope of work similar to A2.03
Response: Area of scope has been accented.
- n. Response: Area of scope has been accented.
- o. A1-03A: Label NO CHANGE TO ROOF PLAN
Response: Note has been added clarifying there are no changes proposed to the Roof Plan.
- p. Sheets A-3.1 and A-3.03: Remove
Response: Sheets A3.01/A3.02/A3.03 Permitted Sections have been removed as there were no changes being proposed.



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- q. Missing previously approved Landscape plan and proposed new? Unless no changes are herein

Response: Landscape plans have been provided showing removal of proposed landscaping from the now proposed enclosed west courtyard.

- r. Show study of impact of approval on adjacent neighbor.
- s. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: "Final submittal" has been added to the cover sheet A0.00. Date of all drawings has been updated within the title block to the final submittal deadline 01-05-2018.

- t. Add narrative response sheet.

Response: Written narrative has been provided.

- u. Add final Order DRB17-0159

Response: Please see Sheet A0.01B. Final Order DRB17-0159 has been added.

2. ZONING/VARIANCE COMMENTS.

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Second Floor ratio 70% waiver.
- b. Open space waiver –modification of previously approved open space waiver

4. LANDSCAPING COMMENTS

- a. Not provided

5. PUBLIC WORKS COMMENTS

- a. Not provided