

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

BUILDING COMMENT NARRATIVE

(DRB 18-0244)

04/02/2018

**Response to comments provided below in green...**

1. DRB Admin Review - Fail

Comments: Comments Issued 3/30/18

- Applicant affidavit on page 9 needs to be completed. **Please find completed Affidavit attached to DRB application.**
- Legal description must be attached as exhibit A. **Please find attached exhibit A with DRB application.**

The following fees are outstanding and will be invoiced prior to the Final CAP and Paper submittal deadline April 6, 2018: **Fees have been Paid**

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) – \$144.00
6. Application for DRB Approval- \$48.00

Total Outstanding Balance = \$ 1,962.00

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline April 6, 2018

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided). **Please find attached Application**
- One (1) original Letter of Intent. **Please find attached LOI.**
- One (1) original set of architectural plans signed, sealed and dated. **Plans Provided.**
- One (1) original signed, sealed and dated Survey. **Provided with Submission.**
- 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. **Please find attached sets with submission.**
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.). **N/A**
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided. **Please see Submission.**
- 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). **Pending**

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any questions, please feel free to contact me. 305-675-6562 and victornunez@miamibeachfl.gov

## 2. DRB Plan Review – Fail

Comments: Staff First Submittal Review Comments

Comments Issued:	03/21/18 JGM
Final CAP/PAPER Submittal:	1:00 PM on 04/06/18
Notice to Proceed:	04/16/18
Tentative Board Meeting Date:	06/05/18

\*APPLICANT MUST SCHEDULE A FINAL PAPER SUMITTAL DROP-OFF TIME WITH Victor Nunez, VictorNunez@miamibeachfl.gov

## PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 04/06/18 for the May 01, 2018 meeting.

- Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- 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.

## DRAFT NOTICE:

DRB18-0244 (aka DRB File No. 23165), 122 West DiLido Drive. The applicant, Travel Charter Business LTD, is requesting exterior design modifications to a previously issued Design Review Approval dated June 02, 2015 for a new two-story single family home. Specifically, the applicant is adding an outdoor roof deck and elevator and one or more new design waivers.

## 1. APPLICATION COMMENTS

- a. Applicant is encouraged to provide rendered images of proposal to abutting properties.

**Rendering will be provided for presentation.**

## 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Page 2: Remove and replace with CMB Zoning Legend. Include existing and proposed and graphically depict changes. **Please see CMB Zoning Legend as requested.**
- b. Missing Page: LOT COVERAGE **Please see Lot Coverage on page 5.**
- c. Page 6, 7 Elevations Add property lines. **Property Lines have been added to Elevations.** Page 6 Reorient elevator door to open into ac vestibule. **Elevator opens to an A/C space (hallway), it cannot open to Vestibule.** NON air-conditioned double height space is not an allowable height exception. **Please see redesign without double height space.**
- d. Page 8 Reorient elevator door to open into ac vestibule. NON air-conditioned double height space is not an allowable height exception **Please see redesign without double height space.**
- e. Page 8 Depict SF allowance for roofdeck (25% of floor below). Building department may require second means of access (stair) to roof. **Provided. Please see Page 4 calculation & Diagram.**
- f. MISSING: Previous landscape plan **Landscape corrections Provided.**
- g. MISSING: Waiver diagram for open space requirements. **Please see Page 4 for Open Space diagram.**

- h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. **Please see Cover Sheet.**
  - i. Also drawings need to be dated. **Please see Cover Sheet.**
- 3. ZONING/VARIANCE COMMENTS.
- 4. DESIGN/APPROPRIATENESS COMMENT narrative response sheet.
  - a. Open Space requirement along North property line > 60' in length, supported by staff.  
**Dimensions along the North of Property have been provided. No dimension exceed the 60' in Length.**
- 5. LANDSCAPE COMMENTS

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.

JGM

3. DRB Plan Review – Fail

4. Planning Landscape Review – Fail

Comments:

- 1. Tree Survey: Properly identify all existing trees and palms with sizes information.
- 2. Provide a Tree Disposition Plan that includes a column with the "condition" of existing trees and palms to remain, to be removed or to be relocated.
- 3. Provide a Landscape Plan that complies with Chapter 126 City of Miami Beach Landscape Ordinance.