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August 3, 2018

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

RE: 121 4th San Marino Terr. – Plan Corrections Report (DRB18-0301)

DRB Admin Review (07/16/2018)

- The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline August 13, 2018:
RESPONSE: Noted. Fees paid.
 1. Advertisement - \$1,500
 2. Posting - \$100
 3. Mail Label Fee (\$4 per mailing label) - \$148
 4. Courier - \$70
 5. Board Order Recording - \$100
 6. Variance(s) – Pending \$
 7. Sq. Ft. Fee - \$2,142
- Total Outstanding Balance = \$4,060. **RESPONSE: Noted. Fees paid.**
- In addition to the fees, the following shall be provided to the department no later than the Final CAP and Paper submittal deadline August 3, 2018 before 12 p.m. **RESPONSE: Noted. Documents submitted**
 - 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.
 - One (1) original signed, sealed and dated survey.
 - 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.
 - Any additional information / documents provided (i.e. traffic studies, concurrency, etc.)
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information / documents 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 15 MB).

Planning Landscape Review

1. Architectural renderings shall be consistent with the proposed landscape plans. **RESPONSE: See new rendering provided, sheets A-13.0 to A-13.3.**
2. Provide a tree disposition plan. Any non-invasive trees with a 3" DBH or greater would require a Tree removal permit from CB< Urban Forestry. Please address tree mitigation requirements as per CMB Chapter 46 on the proposed landscape plan. Any existing invasive species on site shall be scheduled for removal. **RESPONSE: See tree disposition plan, LA-03/ LA-04.**
3. Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. **RESPONSE: Noted. Plans done by HL Martin**
4. The use of Silva Cells or approved equal should be considered fir canopy shade trees planted in areas where rooting space may be limited. **RESPONSE: Noted.**

121 4th San Marino Terr. – Response to Comments

August 3, 2018

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5. A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on rooftop. **RESPONSE: Noted.**
6. Only sod and canopy shade trees may be permitted in the public ROW to be removed and replaced with sod. **RESPONSE: Noted.**

DRB Zoning Review (07/27/2018)

1. A preliminary review of the project indicates that the following variances are required:
 - a. Front setback. Required 30'-0", proposed 21'-7". **RESPONSE: Front of house is 4th San Marino Terrace. Front of house is more than 30'-0" from property line. See attached e-mail dated June 13, 2017 confirming locations of front and side of lot.**
 - b. Street side setback. Required 15'-0", proposed 9'-8". **RESPONSE: Floor plan moved to decrease impact on street side. See plans.**
 - c. Sum of the side setbacks. Required 25'-0", proposed 19'-8". **RESPONSE: Noted. See sheet A-1.0.**
 - d. Pool front setback. Required 20'-0", proposed 10'-0". **RESPONSE: Noted. See sheet A-1.0.**
 - e. Pool deck setback. Required 20'-0", proposed 10'-0". **RESPONSE: Noted. See sheet A-1.0.**
 - f. Parapet height. Maximum 1'-0", proposed 3'-0". **RESPONSE: Noted. See sheet A-1.0.**
2. Revise letter of intent to clearly indicate variances requested and explain in detail how the variances satisfy the hardship/practical difficulties criteria. Note that staff will not be supportive of the variances requested, as they are based on the proposed design of the home. **RESPONSE: Noted. Letter of intent revised.**
3. Revise variance plan to indicate all variances requested. **RESPONSE: See revised sheet A-1.0.**
4. Fence located on the interior side cannot exceed 7'-0" from grade elevation of 4.73 N.G.V.D. **RESPONSE: Noted. Fence reduced to 5'-0", 7'-0" from grade elevation.**
5. Maximum elevation in front yard is 7.62 N.G.V.D. **RESPONSE: Noted.**
6. The street side open space calculations and diagram shall be revised to clearly indicate the areas counted. The 50% open space required is determined by the area provided within the required street side yard, not on the proposed side yard. The grass area on driveway pavement and on walkway does not count as open space. **RESPONSE: Noted. Open space drawings revised. See sheets A-4.0 to A-4.1.**
7. Provide dimensions of the accessible roof deck. **RESPONSE: Noted. See revised sheet A-6.0.**
8. Parapet walls with a maximum height of 3.5' associated with accessible roof deck are allowed, other rooftop parapets cannot exceed 12" in height above the maximum 24'-0" building height. **RESPONSE: Noted. Variance requested. See sheet A-1.0.**
9. Revised length of the two-story side elevation to include portions of the building within the 8'-0" deep from the 10' interior side setback. **RESPONSE: Noted. Diagram revised. See sheets A-8.2 to A-8.4.**
10. AC unit shall be fully screened from view. **RESPONSE: Noted. AC fully screened at 2nd floor balcony. See plans and elevations.**
11. Provide a narrative responding to staff comments. **RESPONSE: Noted.**

DRB Plan Review (07/23/2018)

1. APPLICATION COMMENTS
 - a. Applicant is encouraged to provide rendered images of proposal to abutting properties. **RESPONSE: Noted.**
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
 - a. A3.0 Add entry area enclosed on three sides towards lot coverage. **RESPONSE: Noted. See revised lot coverage diagram, sheet A-3.0.**
 - b. A5.1 (et al) Relabel area above garage "terrace" not "balcony" Survey must be dated within 6 months. Lot area = 7.342 SF, CMB Grade = 4.73 NGVD. **RESPONSE: Noted. Plans relabeled. New current survey provided.**
 - c. A-9.0 Add length of elevation wall that contains the kitchen sink on the ground level and bedroom 4 on second level towards overall side elevation. This will exceed 60'-0" in length, waiver needed. **RESPONSE: Noted. See revised diagrams, sheet A-9.0.**
 - d. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated. **RESPONSE: Noted. See revised cover sheet.**
 - e. Add narrative response sheet. **RESPONSE: Noted.**

3. ZONING / VARIANCE COMMENTS

- a. A preliminary review of the project indicates that the following variances are required: **RESPONSE: Noted. See revised sheet A-1.0.**
Front setback. Required: 30'-0", Proposed: 21'-7"
Street side setback. Required: 15'-0", Proposed: 9'-8"
Sum of the side setbacks. Required: 25'-0", Proposed: 19'-8"
Pool front setback. Required: 20'-0", Proposed: 10'-0"
Pool deck setback. Required: 20'-0", Proposed: 10'-0"
Parapet height. Maximum: 1'-0", Proposed: 3'-0"
- b. Revise letter of intent to clearly indicate variances requested and explain in detail how the variances satisfy the hardship/practical difficulties criteria. Note that staff will not be supportive of the variances requested, as they are based on the proposed design of the home. **RESPONSE: Noted. Letter revised.**
- c. Revise variance plan to indicate all variances requested. **RESPONSE: Noted. See revised sheet A-1.0.**
- d. Fence located on the interior side cannot exceed 7'-0" from grade elevation of 4.73' NGVD. **RESPONSE: Noted. Fence reduced to 5'-0", 7'-0" from grade elevation.**
- e. Maximum elevation in front yard is 7.62' NGVD. **RESPONSE: Noted.**
- f. The street side open space calculations and diagram shall be revised to clearly indicate the areas counted. The 50% open space required is determined by the area provided within the required street side yard, not on the proposed side yard. The grass area on driveway pavement and on walkway does not count as open space. **RESPONSE: Noted. Open space drawings revised. See sheets A-4.0/A-4.1**
- g. Provide dimensions of the accessible roof deck. **RESPONSE: Noted. See revised sheet A-6.0.**
- h. Parapet walls with a maximum height of 3.5' associated with accessible roof deck are not allowed, other rooftop parapets cannot exceed 12" in height above the maximum 24'-0" building height. **RESPONSE: Noted. Variance requested. See sheet A-1.0.**
- i. Revised length of the two-story side elevation to include portions of the building within the 8'-0" deep from the 10' interior side setback. **RESPONSE: Noted. Diagram revised. See sheet A-9.0.**
- j. AC unit shall be fully screened from view. **RESPONSE: Noted. AC fully screened at 2nd floor rear balcony. See plans and elevations.**
- k. Provide a narrative responding to staff comments. **RESPONSE: Noted.**
- l. Waiver #1 to increase the second-floor volume from 70% to 84%. **RESPONSE: Noted.**
- m. House should be shifted to the east by 2'-6" to have a 7'-6" interior side setback and reduce/eliminate the side facing street setback. Pursue interior side setback of 7'-6". **RESPONSE: Noted. House shifted 2'-6" over to have a 7'-6" interior side setback. Variance requested.**

4. DESIGN/APPROPRIATENESS COMMENTS

- a. A preliminary review of the project indicated that the following waivers are required: **RESPONSE: Noted. See sheet A-1.0.**
70% second floor limitation.
Two story elevation exceeds 60'-0" in length.
- b. House should be shifted to the east by 2'-6" to have a 7'-6" interior side setback and reduce/eliminate the side facing street setback. Pursue interior side setback of 7'-6". **RESPONSE: House shifted 2'-6" over to have a 7'-6" interior side setback. Variance requested.**
- c. Parapet wall should be lowered to eliminate variance. **RESPONSE: Variance requested. Section of parapet wall that exceeds permitted height is a design feature that helps to mark the front entrance which is important on a corner lot.**
- d. Lot coverage should be reduced to less than 25% or eliminate the second-floor waiver. **RESPONSE: Reducing lot coverage to less than 25% is not viable for this project.**

5. LANDSCAPING COMMENTS. **RESPONSE: Noted.**

6. PUBLIC WORKS COMMENTS. **RESPONSE: Noted.**

Sincerely,

Amilcar R. Melendez, RA

President – ARM Architect PA

Florida Registration - AR 93063