



Date: September 4th, 2018

To: **MIAMI BEACH PLANNING DEPARTMENT**

Project: **DRB18-0323 / 4354 Alton Road_NORTH**

Responses to Staff First Submittal Review Comments issued on 08/31/18

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a) Comment: Applicant is encouraged to provide rendered images of proposal to abutting properties.

Response: We will provide these at the hearing. They are in process.

b) Comment: Survey missing CMB Grade to be taken at cl of sidewalk along midpoint of front property.

Response: Revised grades at the center of the properties were added. Both properties are 3.9' ngvd

c) Comment: Et al pages: Add red dashed setback lines to all plans, elevations and sections.

Response: Provided

d) Comment: Include survey of entire parcel before lot split.

Response: Survey of entire parcel before lot split is included in package.

e) Comment: A0.09 Separate LOT COVERAGE and put OPEN SPACE diagrams on separate page. Enlarge for legibility. Ensure font size is legible.

Response: red lines showing required and provided setbacks were provided

f) Comment: A0.09 Separate UNIT SIZE diagrams on separate page. Enlarge for legibility. Ensure font size is legible.

Response: Provided on sheetA0.09

g) Comment: A2.01 BBQ area missing detail; kitchen BBQ not an allowable encroachment at 5'-0" to property line. REMOVE or REQUEST VARIANCE.

Response: BBQ area was moved within the setback

h) Comment: A2.03 Add roof heights to all roof elements.

Response: provided on elevations. AC equipment was removed from the roof

i) Comment: A2.04- A2.05 All Elevations: enlarge to one per page. Include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Ensure font size is legible.

Response: Provided on the A3.00 sheets

j) Comment: A2.05a Why is garage door dominant on façade when actual garage space can accommodate only hoods of vehicles?

Response: Garage was removed and a “U” driveway was added. We met with Public works and they are ok with the driveway as shown.

k) Comment: Missing elevation of two lot split homes adjacent to one another.

Response: Provided on Sheet A3.05

l) Comment: Add grade calculations sheet when revised survey is completed.

Response: Zoning data shows these calculations along with the section marks on each elevation

m) Comment: MISSING YARD SECTION DIAGRAMS: Enlarged Sections of all required yard setbacks that show all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard diagrams/sections property lines, setback lines,, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30” above Adjusted Grade).

Response: See sheet A4.00 sheets

n) Comment: Missing contour plan.

Response: See sheet A2.01

o) Comment: Missing waiver diagram.

Response: See sheet A0.09a

p) Comment: Missing variance diagram.

Response: See sheet A0.09a

q) Comment: Add “FINAL SUBMITTAL: NOV DRB” to front cover title for heightened clarity of reference for next deadline.

Response: Provided on cover

r) Comment: Add narrative response sheet.

Response: Provided

ZONING VARIANCE COMMENTS

1) Comment: V#1 Side (south) setback Proposed 7’-6” Required 10’

Response: Confirmed

2) Comment: V#2 Sum side setback Proposed 22’-6” Required 25’

Response: Confirmed

3) Comment: V#3, V#4 Pool deck and pool (south setback)
Proposed 6'-2" Required 7'-6" / Proposed 7'-2" Required 9'-0"
Response: Modified so no variance is needed

a) Comment: Revise Survey to indicate grade at the center of the sidewalk.
Response: Provided see new survey

b) Comment: Pool deck shall be setback 7'-6" from the side property line. Revise plans or request a variance.
Response: Provided see revised site plan

c) Comment: Water's edge of the pool shall be setback 9'-0" from the side property line. Revise plans or request a variance.
Response: Provided

d) Comment: Deck in the rear not adjacent to the pool shall be setback 7'-6" from the rear property line. Revise plans or request a variance.
Response: Modified no variance needed

e) Comment: Barbecue area cannot be located on a street side yard. Revise plans or request variance.
Response: BBQ was moved

f) Comment: Provide a grading plan showing elevation in required yards. Indicate elevation of all elements located in required yards.
Response: see plan A2.01

g) Comment: Pool deck exceeds the maximum elevation allowed in the side yard. Revise plans or request a variance.
Response: Pool deck was moved behind setback

h) Comment: Maximum allowable encroachment into the proposed 7'-6" side yard is 1'-10". Revise plans or request a variance.
Response: 1'-10max projection was provided

i) Comment: Indicate on floor plan location of section on page A3.00.
Response: Provided on all section sheets

j) Comment: Fence on the interior side cannot exceed 7'-0" from grade elevation. Revise plans or request a variance.
Response: the top of all fences is not to exceed 10.9' ngvd which is 7'-0" above grade (3.9'ngvd)

k) Comment: Revise open space diagrams and calculation in the rear yard. Rear yard is not larger than 1,220 sf, since the lot is reduced toward the front. The area adjacent to the barbecue is indicated as impervious; however on the landscape plan is noted as lawn area. Please revise.

Response: Our rear yard is larger than 1220 because the lot is not a rectangle. The size of rear yard shown is correct. Impervious area was corrected

l) Comment: Provide an open space diagram of the street side yard. 50% of the area shall be landscaped.

Response: Provided on Sheet A0.11

m) Comment: Provide a narrative responding to staff comments.

Response: See attached

DESIGN APPROPRIATENESS COMMENTS

a) Comment: W#1 70%

Response: Confirmed

b) Comment: Walkway width

Response: walkways within yard was revised to 44" wide

c) Comment: Confirm if location of driveway is acceptable to Public Works and FDOT

Response: Yes, we met with Public works and they are fine with the location of the driveway. They require that the curb cut be 55' behind the curb and gutter from Alton and we have shown this dimension on Sheet A1.00

d) Comment: A2.05 and A2.05a Why is garage door dominant on façade when actual garage space can accommodate only hood of vehicle? Applicant should redesign garage to accommodate 2 vehicles internal to a true garage to provide garage spaces open to the sky.

Response: Garage is no longer there. we revised the parking.

e) Comment: Detail height of wall/fence along front of property.

Response: Our neighbor to the west would like us to keep the existing wall on the rear of the property and the podocarpus hedge as well. We have detailed these fences on all of the yard section diagrams on sheets A4.00

DESIGN REVIEW BOARD COMMENT RESPONSES

Project	<u>4354 Alton Road North</u>	Job No.	
Municipality	<u>City of Miami Beach</u>	Date	06 Sept., 2018
Process No	<u>DRB18-0322</u>	Review:	Aug., 2018

Responses #1: Municipal Review

Discipline	Comment	Response
Landscape Rev: R. Guzman	1. As per CMB 126-6(C)10, palms trees may not be counted towards satisfying minimum canopy shade tree requirements for lot trees and street trees.	Noted. We are counting the existing Bodhi toward our site landscape total. Existing podocarpus hedge (35 plants) is being counted toward the site shrub requirements.
Landscape	2. As per CMB 126-6(A)1, maximum average spacing for street trees is 20' o.c.	Please refer to revised planting plan L401, additional street trees have been provided. We are including the existing Bodhi and Mahogany trees toward the total.
Landscape	3. Existing palms trees in the public ROW not installed by the City may be relocated to private property.	Noted.
Landscape	4. Coordinate landscape plans with the latest revised architectural site plan. Ensure compliance with minimum landscape area requirements within the rear required yard. Provide a shade diagram with calculation. BBQ is not an allowable encroachment within the required yard side yard facing the street	Plans are coordinated. Please refer to A0.11 for yard and open space diagrams. BBQ has been relocated to meet code requirements.

Prepared by Marsh Kriplen