



November 5, 2018

Re: Response to DRB 1st Review Comments, **File # DRB18-0344**

Naman Residence | 2850 Prairie Avenue, Miami Beach, FL 33141

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RESPONSE TO DRB FIRST REVIEW COMMENTS:

PLANNING LANDSCAPING REVIEW 10/17/2018 Review by Ricardo Guzman	Response
General Correction # 1	
1. Include/identify disposition for all existing trees as part of the tree disposition plan.	Refer to sheet L-1
Ricardo Guzman Senior Planner Planning Department 1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139 Tel: 305-673-7000 x6113 / www.miamibeachfl.gov It's easy being Green! Please consider our environment before printing this email.	

DRB PLAN REVIEW 10/25/2018 Review by Fernanda Sotelo	Response
10/25/2018	
1. APPLICATION/SUBMITTAL COMMENTS	
A. Refer to CAP system for comments related to Application.	Acknowledged
B. Missing Pre-Application Checklist.	Acknowledged. Included.
C. Missing Letter of Intent (LOI)	Acknowledged. Included.
D. Missing previously approved/recorded Board orders	Acknowledged. Included.
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION	
A. General: The architectural submittal should compare previously approved with proposed – highlighting the changes; submittal does not include drawings of design approved by DRB.	The architectural submittal includes the approved DRB project. The changes are highlighted with revision clouds in red color.
B. A-001, CMB Zoning Legend, add existing and proposed. Graphically represent changes with change of font color or bolded.	The approved (left) and proposed (right) is on sheet A-001-B
C. A-006, Lot Coverage, Ground floor Plan	
D. Dimension width, from building edge, of the entire covered outdoor terrace – any portion exceeding 10'-0" is to be included in Lot Coverage if area exceeds 2% of lot area (hatch area exceeding 10', if applicable, and note SF of area).	The dimension width is included in the Lot Coverage Plan. The Lot coverage area was updated taking into consideration the exceeding portion of the rear terrace. Refer to A-006
E. Survey, must be dated within 6 months, missing lot area, and CMB grade.	Survey is updated from 10-11-2018. The lot area is included in the plan and also the CMB grades. Refer to Survey.
F. Site Plan and Floor Plans.	
G. Missing DRB approved.	DRB approved floor plans and site plans are included. Refer to A 2.0 for the Site Plan and A 2.1, A 2.2 and A 2.3 for the floor plans.

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RESPONSE TO DRB FIRST REVIEW COMMENTS:

DRB PLAN REVIEW (Continued) 10/25/2018 Review by Fernanda Sotelo	Response
H. All plans should include the entire site, include property lines and setback lines (denoted as a dashed red line); same scale as site plan.	Acknowledged. All plans include property lines, setback lines (in dashed red color) and they are all at the same scale.
I. Simplify notes and graphics; remove unnecessary dimensions, grid lines, elevations tags, etc...	Acknowledged.
J. SP-101- Remove unnecessary dimensions, call outs, and notes.	Acknowledged. Refer to SP-101
K. A-101, A-102 and A-103 All plans must be at same scale and include property lines and red dashed setback lines. Include overall measurements. All proposed drawings should graphically depict changes.	Acknowledged. All plans include property lines, setback lines (in dashed red color) and overall dimensions. The changes are marked with revision clouds in red color in the Approved DRB sheets.
L. Elevations and Sections.	
M. Missing DRB Approved.	DRB approved elevations and sections are included. Refer to A 4.1 and A 4.2 for the Elevations and A 3.1 and A 3.2 for the sections.
N. Include Setback lines in elevations.	Acknowledged. Refer to A-202 and A-203
O. Include Adjusted Grade datum.	Adjusted Grade datum is included. Refer to A-202 and A-203
P. Include overall height as a dimension measured from first floor slab to Top of Roof Slab.	Overall height is included. Refer to A-202 and A-203
Q. Generally, the plans should graphically show approved and proposed drawings. All proposed drawings should graphically depict changes.	Approved DRB drawings are included. The changes are marked with revision clouds in red color in the Approved DRB sheets.
R. Unit size: Covered terrace at the rear exceeds 10'-0" from the building walls. Area shall count in unit size of 1st floor.	Acknowledged. Area is counted in the Unit Size. Refer to A-007
S. MISSING WAIVER DIAGRAM Open space side street.	Refer to A 1.5 Street Side Yard Calculation for the Approved DRB and A-010 for the Proposed. The new provided open space side yard is 957 SF (65%)
T. MISSING WAIVER DIAGRAM 70% second floor ratio.	Refer to A 1.3 and A 1.4 for the Approved DRB and A-008 and A-009 for the Proposed Volumetric. The waiver was granted for 97.21 % and the proposed is 99%.
U. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.	Acknowledged Refer to A-Cover
V. Add narrative response sheet.	Acknowledged

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RESPONSE TO DRB FIRST REVIEW COMMENTS:

DRB PLAN REVIEW (Continued) 10/25/2018 Review by Fernanda Sotelo	
Response	
3. ZONING/VARIANCE COMMENTS.	
A. Missing approved variance diagram.	Refer to Sheet A 2.0 Proposed Site Plan. In the Approved DRB diagram the red rectangles are highlighting the variances to reduce by 5'-0" the minimum side facing a street setback of 15'-0".
B. Covered terrace at the rear exceeds 10'-0' from the building walls. Area shall count in unit size of 1st floor.	Acknowledged. Area is counted in the Unit Size. Refer to A-007
C. Clearly indicate parking area (width and length) not including closets, sink, etc. Area of 500 sf of garage discounted shall be verified, as well as area of garage not covered above.	Parking Area (width and length) is indicated. Refer to A-007 Area of 500 sf is marked with a red hatch and may be verified. Area of garage not covered above is highlighted too.
D. Water feature cannot exceed 25% of the 10'-0" setback on the street side. Also appears to exceed maximum elevation in required street yard.	Water feature was corrected to 2'-6' (25% of the 10'-0" setback). Water feature height is the interior finished floor height, as per previously approved DRB. The water feature height is aligned with the terrace to provide the view from the interior of the house.
E. Height of planter? Adjacent to new steps on street side. Provide details, sections.	The planter and the steps were removed. Refer to SP-101 and A-101
F. Provide details of skylights on section details.	Refer to A-302. The height of the skylight does not stand out the height of the parapet.
G. May need a waiver from the open space for two-story side elevation in the street side yard.	The north and south elevations have break ups in the facades. Neither of them has long expanses of uninterrupted two-story volume of more than 60 feet (which is less than 50% of the lot depth). Refer to A-101, A-102, A-202 (North Elevations) and A-203 (South Elevation)
4. LANDSCAPE COMMENTS.	
A. Include / Identify disposition for all existing trees as part of the tree disposition plan.	Refer to sheet L-1

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RESPONSE TO DRB FIRST REVIEW COMMENTS:

DRB PLAN REVIEW 10/26/2018 Review by James Murphy	Response
General Correction Staff First Submittal Review Comments Design Review Board SUBJECT: DRB18-0344, 2850 Prairie Avenue Comments Issued: 10/26/18 FSC, JGM, IV, RG Final CAP/PAPER Submittal: 1:00 PM on 11/05 Notice to Proceed: 11/12 Tentative Board Meeting Date: 01/02/2019	
PERTINENT INFO: The CAP and Paper Final submittal deadline is 12:00 PM on 11/05/18 for the JANUARY 02, 2019 meeting. <ul style="list-style-type: none">• 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.• All other associated fees due 11/14/18 DRAFT NOTICE: DRB18-0344 (DRB0616- 0034), 2850 Prairie Avenue. The applicant, Namron Miami LLC, is requesting exterior design modifications to a previously issued Design Review Approval for the construction of a new two-story home on a vacant site, including one or more waivers and variances.	
1. APPLICATION/SUBMITTAL COMMENTS	
A. Refer to CAP system for comments related to Application.	Acknowledged.
B. Missing Pre-Application Checklist.	Acknowledged. Included.
C. Missing Letter of Intent (LOI)	Acknowledged. Included.
D. Missing previously approved/recorded Board orders	Acknowledged. Included.
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION	
A. General: The architectural submittal should compare previously approved with proposed – highlighting the changes; submittal does not include drawings of design approved by DRB.	Acknowledged. The submittal includes the Approved DRB design sheets.
B. A-001, CMB Zoning Legend, add existing and proposed. Graphically represent changes with change of font color or bolded.	The approved (left) and proposed (right) is on sheet A-001-B
C. A-006, Lot Coverage, Ground floor Plan	
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G. Missing DRB approved.	DRB approved floor plans and site plans are included. Refer to A 2.0 for the Site Plan and A 2.1, A 2.2 and A 2.3 for the floor plans.

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J. SP-101- Remove unnecessary dimensions, call outs, and notes.	Acknowledged. Refer to SP-101
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M. Missing DRB Approved.	DRB approved elevations and sections are included. Refer to A 4.1 and A 4.2 for the Elevations and A 3.1 and A 3.2 for the sections.
N. Include Setback lines in elevations.	Acknowledged. Refer to A-202 and A-203
O. Include Adjusted Grade datum.	Adjusted Grade datum is included. Refer to A-202 and A-203
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G. May need a waiver from the open space for two-story side elevation in the street side yard.	The north and south elevations have break ups in the facades. Neither of them has long expanses of uninterrupted two-story volume of more than 60 feet (which is less than 50% of the lot depth). Refer to A-101, A-102, A-202 (North Elevations) and A-203 (South Elevation)
4. LANDSCAPE COMMENTS.	
A. Include / Identify disposition for all existing trees as part of the tree disposition plan.	Refer to sheet L-1
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.	

DRB ADMIN REVIEW 10/26/2018 Review by Monique Fons	Response
COMMENTS ISSUED 10/26/18	
An owner affidavit for Wendy America Guevera Lleyva must also be included in the application.	Acknowledged. Included.

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RESPONSE TO DRB FIRST REVIEW COMMENTS:

DRB ADMIN REVIEW 10/26/2018 Review by Monique Fons	Response
The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Nov 12, 2018: 1. Advertisement - \$1,500 2. Posting - \$100 3. Mail Label Fee (\$4 per mailing label) – \$ 140 (\$4 p/ mailing label) 4. Courier - \$ 70 5. Board Order Recording - \$ 100 6. Variance(s) - \$ ____ (\$500 p/ variance) 7. Sq. Ft Fee - \$____ (50 cents p/ Sq Ft.) Total Outstanding Balance = \$ 1,910 ALL FEES MUST BE PAID BY NOVEMBER 14, 2018	Acknowledged.
In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Nov 5th, 2018 before 12 p.m. <ul style="list-style-type: none">• 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., 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 15MB). NOTE: Please make sure you identify the final submittal by the file number at time of drop off.	Acknowledged.
Should you have any questions please contact me. MoniqueFons@miamibeachfl.gov	