

## PLAN CORRECTIONS REPORT (HPB18-0247)

**PLAN ADDRESS:** 925 Lenox Ave  
Miami Beach, FL 33139-5314

**PARCEL:** 0242030140190

**APPLICATION DATE:** 10/10/2018

**SQUARE FEET:** 8,268

**DESCRIPTION:**

**EXPIRATION DATE:**

**VALUATION:** \$0.00

### CONTACTS

Applicant

#### Name:

Nelson Perez

#### Company:

3Design, Inc.

#### Address:

3260 N.W. 7th Street  
Miami, FL 33125

**Submittal Intake**

**Version: 2**

**Date Received: 11/16/2018**

**Date Completed:**

1. HPB Admin Review – **FAIL** Victor Nunez email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: November 30, 2018

1. The following fees are outstanding (tentative) and will be invoiced by December 17<sup>th</sup>:

1. Advertisement - \$1,500
  2. Board Order Recording - \$100
  3. Posting - \$100
  4. Courier - \$70
  5. Mail Label Fee (\$4 per mailing label) \$1,536
  6. Square Footage - \$4,134
- Total Outstanding Balance = \$7,440

NOTE: All fees MUST BE PAID by December 19 or the application will not move forward.

**RESPONSE: Proof of payment shall be provided by owner.**

2. In addition to the fees, the following shall be provided to the Department no later than December 10th 12:00pm  
Final Paper submittal deadline:

- 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.
- 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).
- 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.
- 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 when dropping it.

**RESPONSE: All items indicated have now been provided.**

2. HPB Plan Review – **PASS**James Seiberling email: [JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: First submittal: November 19, 2018  
Comments issued: November 30, 2018  
Final submittal (CAP & Paper): December 10, 2018  
Notice to proceed issued: December 17, 2018  
Agenda finalized & all fees paid by: December 19, 2018  
Tentative HPB meeting agenda date: February 12, 2019

## 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. **None.**

## 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

## a. Staff recommends internalizing all of the rain water lines/down spouts within the building.

**RESPONSE: Since our drawings are done and Approved, and based on the previous submittal, we would prefer the RWL's to NOT be internalized. This tends to be an adverse maintenance condition throughout the life of the building. Also, the majority of the visible RWL's occur on the rear façade.**

## File Naming:

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name... Description; Application... Completed Land Use Board Application form including Exhibit A; LOI... Letter of Intent;

Checklist... Pre-application Checklist; Labels... Mailing Labels, List of Property Owners, Certified Letter, and Map;

BTR... Copies of Previous Business Tax Receipts; Survey... Recent Signed and Sealed Survey;

Plans... Architectural Plans and Exhibits; Landscape... Landscaping Plans and Exhibits; HRR... Historic Resources Report;

Microfilm... Building Card and Microfilm; Traffic... Traffic Study; Sound.. Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

3. Urban Forestry Group Review – **Not Reviewed**Omar Leon email: [OmarLeon@miamibeachfl.gov](mailto:OmarLeon@miamibeachfl.gov)

4. HPB Zoning Review – **FAIL** Irina Villegas email: [ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments issued on November 30.

1. Survey shall be part of the architectural set.

**RESPONSE: A Survey has now been inserted in each Architectural set.**

2. Enlarge Zoning Information to be clear.

**RESPONSE: See new sheet A-0.2.**

3. Based on the previous Final Order the following conditions shall be addressed in the plans submitted.

Condition I.C.1.a states:

a. The proposed driveway shall consist of 18" wide wheel strips composed of concrete paver or a similar material. The remainder of the driveway shall consist of sodding in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria &/or the directions from the Board. If an accessible walkway is required to be provided accessing the new construction, it shall be located within the north side setback.

**RESPONSE: This duplex (two single-family residences) is not required to have an accessible walkway. However a paver walkway has been provided between the existing 2-story structure and the new driveway on the south side of the property.**

Condition II.C.4.8 states:

b. The elevator vestibule and entry court shall be eliminated or shifted northward a minimum of five (5) feet and the driveway shall be moved closer to the new building, and a landscape buffer of at least five (5) feet shall be provided in a manner to be reviewed and approved by staff.

**RESPONSE: This was provided. Compare sheet HPB-2.0 from HPB Final Submittal dated 02.23.2015 to sheet HPB-2.1 of this current submittal.**

4. Although the Landscape plans note that the center of the driveway is sodded, the cross shading on Site Plan and 1<sup>st</sup> Floor Plan are confusing. The driveway note on page HPB-1.0 is illegible. Please revise.

**RESPONSE: Sheet HPB-1.0 has been revised accordingly.**

5. In order to verify the modifications based on the previous Final Order, please provide a Site Plan of the previous drawings submitted to the Board.

**RESPONSE: Site Plan HPB-1.0 from HPB Final Submittal dated 02.23.2015 has now been provided.**

6. Staff would recommend that the new plans reflect modifications consistent with the Final Order.

**RESPONSE: All plans submitted reflect the previously approved set & Final Order dated May 12, 2015.**

7. Revise letter of intent to include variance criteria, as previously noted.

**RESPONSE: The Letter of Intent provided details how each variance requested satisfies the hardship criteria.**

Comments: Comments issued on October 26.

1. The application is incomplete to process under the January 2019 deadlines. Please note that uploading page by page electronic files of plans is not acceptable and deemed the application incomplete. Plans shall be dated and uploaded as ONE electronic file. Only application, mailing labels, survey, and other additional documents can be uploaded individually.  
**RESPONSE: All documents have now been uploaded in the proper format.**
2. All documents uploaded to CAP shall be named with the submittal deadline following the type of document. Example: for submittal deadline on February 2, 2018, architectural plans and application shall be uploaded as '02-02-2018 Plans' and '02-02-2018 Application'.  
**RESPONSE: All documents have now been uploaded in the proper format.**
3. Missing updated survey. Survey shall be part of the architectural set.  
**RESPONSE: A signed & sealed hard copy (along with an electronic PDF) of the Survey by Alvarez, Aiguesvives, & Associates has now been provided. Survey update is dated 10/13/2018.**
4. Provide zoning information in the department format.  
**RESPONSE: Added to sheet HPB-1.0.**
5. Indicate setback dimension of 6'-0" to the columns on the north side on floor plan page HPB-2.1.  
**RESPONSE: 6'-0" building setback is now shown on sheet HPB-2.1.**
6. Letter of intent/request shall be dated and signed and explain in detail how each variance(s) requested satisfies all hardship criteria included in section 118-353 (d) of the City Code below:
  - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
  - That the special conditions and circumstances do not result from the action of the applicant;
  - That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
  - That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
  - That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
  - That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
  - That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**RESPONSE: A detailed Letter of Intent has now been uploaded.**