

PLAN CORRECTIONS REPORT (DRB18-0360)

PLAN ADDRESS: S 270 S Hibiscus Dr
Miami Beach, FL -331395132

PARCEL: 0232320060060

APPLICATION DATE: 12/15/2018

SQUARE FEET: 9,535

DESCRIPTION: new sfr

EXPIRATION DATE:

VALUATION: \$3,300,000.00

CONTACTS

Name

Company

Address

Applicant

ANNIE CARRUTHERS [AR971

In Site Design Group LLC

1546 Jackson Street Hollywood, FL
33020

Submittal Intake

Version: 1

Date Received: 01/15/2019

Date Completed: 01/25/2019

1. DRB Plan Review - Fail

James Murphy Ph: email: jamesmurphy@miamibeachfl.gov

Comments: General Correction
01/25/19 PLANNING DEPARTMENT

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB18-0360, 266-270 South Hibiscus Drive

Comments Issued: 01/25/19 | 01/16/19 JGM/IV

Final CAP/PAPER Submittal: 1:00 PM on 02/04/19

Notice to Proceed: 02/11/19

Tentative Board Meeting Date: 04/02/19

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 02/04/2019 for the APRIL 02, 2019 meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- o 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 02/13/2019

DRAFT NOTICE:

DRB18-0360, 266-270 South Hibiscus Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers, to replace two existing two-story architecturally significant pre-1942 residences.

1. APPLICATION COMMENTS

- a. Missing Letter of Intent **RESPONSE: THE LETTER OF INTENT IS ALSO THE WAIVER REQUEST. IT HAS BEEN LABELED PROPERLY AND INCLUDED IN THIS SUBMITTAL. IT IS AT THE END OF THE PACKAGE.**
- b. Missing pre-application checklist **RESPONSE: THIS HAS BEEN INCLUDED IN THE LETTER SIZE SHEETS**
- c. Missing Mailing labels and associated documents **RESPONSE: THE ORIGINAL LABELS WERE DELIVERED IN PERSON. A COPY OF THE LABELS HAS BEEN INCLUDED IN THIS SUBMITTAL FOR REFERENCE ON PAGE 150.**
- d. ADD Modified Letter of Intent, basis from Design Review and Sea Level Rise Criteria. And if variances are pursued from Hardship and Practical Difficulty Criteria. **RESPONSE: THIS HAS BEEN INCLUDED AND ALSO MODIFIED TO DESCRIBE THE CRITERIA REQUESTED ON THE LOI/ WAIVER.**

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. 102 Zoning Legend

- Correct CMB Grade to 5.86', Add data for second floor waiver (item 34 and 35), Correct height to 28' requested with +4' waiver (item 17) **RESPONSE: THIS HAS BEEN CORRECTED HOWEVER, 27' HEIGHT IS THE REQUEST FOR HEIGHT WAIVER NOT 4 FEET. SEE SHEET 102 FOR ZONING DATA SHEET. INFORMATION ON THE WAIVERS ARE FOUND ON SHEET 147 148 AND 149.**

b. 105 Unit Size first floor:

- Move legend to bottom of page to enlarge drawing diagram **RESPONSE: THE DRAWINGS HAVE BEEN ENLARGED INCLUDING SHEET 105.**
- Rear shade structure shall not count towards unit size provided: 4. Single-story covered terraces and porches, which, with the exception of supporting structures, are open on at least three sides, and are part of a detached single story accessory structure located within a rear yard, provided such terrace or porch does not exceed two percent of the lot area. Demonstrate < 2% or 420 SF. **RESPONSE: THE REAR SHADE/ACCESSORY STRUCTURE HAS NOT BEEN INCLUDED IN THE UNIT SIZE AS IT DOES MEET THIS CRITERIA AND ALL COMPLIANCE ITEMS HAVE BEEN NOTED ON THE SHADE/ACCESSORY STRUCTURE PLANS ACCORDINGLY. THE ACCESSORY STRUCTURE SHALL MEET THE REGULATIONS OF SECTION 142-1132. AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY 10'-1" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE. 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURE. DIAGRAMS AND DRAWINGS FOR THE SHADE/ACCESSORY STRUCTURE ARE FOUND ON SHEET 121 AND 121.2**

c. 107 Lot Coverage

- Rear spiral stair (pink) does not count towards lot coverage. **RESPONSE: THE STAIR HAS BEEN REMOVED FROM THE LOT COVERAGE CALCULATION. A NEW AXO HAS BEEN ADDED ON SHEET 107.2 FOR THE LOT COVERAGE**

• Rear shade structure shall not count towards lot coverage provided: 3. When detached from the main home building(s), or part of an attached structure projecting more than ten feet from the main home building(s), such outdoor covered areas shall not be included in the lot coverage calculation, provided, that such outdoor covered area(s) do not exceed two percent of the lot area. Demonstrate < 2% or 420 SF. **RESPONSE: AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS, THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY MORE THAN 10'-0" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE (18'-0" SETBACK ON SIDE). 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURE. IT HAS NOT BEEN COUNTED TOWARDS LOT COVERAGE. . DIAGRAMS AND DRAWINGS FOR THE SHADE/ACCESSORY STRUCTURE ARE FOUND ON SHEET 121 AND 121.2**

d. 108 SITE PLAN

• ACCESSORY STRUCTURE (Rear shade structure). Element is located partially within and partially outside of the required rear yard; as such, when the structure is located outside of the required rear yard, it does not have the setback of 8'-0" offered to accessory structures located within the rear yard. It must be setback as per principal structure (18'-0") from south property line. **RESPONSE: THE LOCATION OF THE SHADE /ACCESSORY STRUCTURE HAS BEEN REVISED TO MEET THE SIDE SETBACK OF 18'-0"**

• ACCESSORY STRUCTURE (Rear shade structure). The entire area of the element (portions within the required rear yard AND portions outside of the required rear yard must demonstrate compliance with all of the regulations of Sec. 142-1132. (a) Accessory buildings. (2) In single-family districts: **RESPONSE: THE LOCATION OF THE SHADE /ACCESSORY STRUCTURE HAS BEEN REVISED TO MEET THE SIDE SETBACK OF 18'-0". IT IS NOT INCLUDED IN THE LOT COVERAGE AS THE SHADE STRUCTURE SHALL MEET THE REGULATIONS OF SECTION 142-1132. AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY 10'-1" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE. 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURE. . DIAGRAMS AND DRAWINGS FOR THE SHADE/ACCESSORY STRUCTURE ARE FOUND ON SHEET 121 AND 121.2**

a. Lot coverage

b. Size

c. Two story

d. Building separation

e. Setbacks (discussed above)

f. Height

g. Uses

h. Utilities

• Driveway configuration does not match plan 105 and 107 **RESPONSE: THE DRIVEWAY CONFIGURATION HAS BEEN REVISED TO BE CONSISTENT ON THE SHEETS.**

e. 116 Increase font size measurement and elevation notes. **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% LARGER.**

f. 117 Increase font size measurement and elevation notes. **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% LARGER.**

- g. 118 Increase font size measurement and elevation notes. **RESPONSE: ALL THE FONTS THROUGHOUT SUBMITTAL HAVE BEEN INCREASED A MIN OF 20% OR LARGER. IN ADDITION THE FONT TYPE HAS BEEN ADJUSTED FOR GREATER VISIBILITY AND THE DRAWINGS HAVE BEEN MADE BIGGER ON THE SHEETS AS WELL.**
- h. 119 and 120 Elevations: Increase font size measurement and elevation measurements. Generally, heights are difficult to read.
 • Enlarge one per page. Ensure the following are shown: Property lines, Red dashed setback lines, CMB Grade, Adjusted Grade, BFE, Finished First floor, Top of roof slab, Overall Height (measured from d. Finished First floor), Length of elevations **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% OR LARGER. IN ADDITION THE FONT TYPE HAS BEEN ADJUSTED FOR GREATER VISIBILITY AND THE DRAWINGS HAVE BEEN MADE BIGGER ON THE SHEETS AS WELL. CHANGES INCLUDE SHEETS 119 AND 120**
- i. 121 Add property lines. Add SF under roof (floor plan) **RESPONSE: THE PROPERTY LINES HAVE BEEN ADDED TO EACH ELEVATION. THE SQUARE FOOTAGE IS NOTED UNDER ROOF SHEET 121 HAS BEEN UPDATED.**
- j. 146 Revise per staff example. YARD SECTIONS DIAGRAMS. Sections through all yard encroachments to property lines **RESPONSE: THE YARD SECTION DIAGRAMS HAVE BEEN REVISED. SEE SHEET 146**
- a. Side yard section diagrams. Show key plan where yard sections are taken. All encroaching elements within a required yard must have corresponding section diagram. **RESPONSE: THE SIDE YARD DIAGRAMS HAVE BEEN UPDATED**
- b. All section diagrams to have corresponding standard elevation datum marks (CMB Grade, Min Grade of yard, Finished floor elevation) **RESPONSE: ALL ELEVATIONS MARKS ARE NOTED. THE ELEVATION MARKERS HAVE BEEN ADDED**
- k. 143 Remove **RESPONSE: THIS SHEET HAS BEEN REMOVED.**
- l. 147 WAIVER: height waiver to top of architectural wall. 4' request. **RESPONSE: THE REQUEST IS 3 FEET HIGHER. THE INFORMATION ON THE WAIVERS CAN BE FOUND ON SHEET 147 AND 148 AND 149 INCLUDING THE WAIVER REQUEST.**
- m. 148 WAIVER: First floor axonometric volume (green-blue-orange) vs second floor (yellow, but second floor includes double height spaces of living room and dining room along both sides of second floor hallway) **RESPONSE: THE 70% SECOND FLOOR HAS BEEN INCLUDED IN THE WAIVER AND THE SECOND FLOOR CALCULATION HAS BEEN UPDATED TO INCLUDE THE VOLUME OF THE TWO STORY SPACE. SEE SHEET 148 AND 148**
- n. MISSING:
 • Side open space waiver diagram **RESPONSE: THE SIDE DOES NOT REQUIRE A WAIVER AS THE LENGTH OF THE TWO STORY AREA ON BOTH SIDES IS LESS THAN 60 FEET. THE EXTENT OF THE TWO STORY WALLS HAVE BEEN NOTED ON BOTH SIDES ON THE FLOOR PLAN. SEE SHEET 152. ONE SIDE ON THE WEST HAS 58'-4" OF TWO STORY VOLUME AND THE EAST SIDE HAS 52'-2". THEY ARE NOTED WITH A YELLOW HIGHLIGHTER ON THIS SHEET. SEE SHEET 152 AND 152.2 FOR THESE NOTATIONS ON THE SITE PLAN.**
 • Grading/countour plan
- o. Waivers Requesting:
 • 4' height RS 3 on 21000 SF lot
 • Open space
 • 70% second floor waiver
- p. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated **RESPONSE: THIS HAS BEEN REVISED ON THE COVER SHEET**
- q. Add narrative response sheet **RESPONSE: THIS IS A NARRATIVE THAT RESPONSE TO EACH COMMENT IN DETAIL**
3. DESIGN/APPROPRIATENESS COMMENTS
4. VARIANCE/ZONING COMMENTS
- a. Revise grade in zoning table to 5.86' NGVD (center of the two lots) **RESPONSE: THE ZONING TABLE HAS BEEN REVISED. SEE SHEET 102 FOR CHANGES**
- b. All text and dimensions shall be consistently enlarged to be legible. **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% LARGER.**
- c. Parking parallel to front property line shall be setback 5'-0". Indicate setback on site plan. **RESPONSE: THE DRIVEWAY HAS BEEN REVISED TO A 5' SETBACK PARALLEL TO THE PROPERTY LINE. THE NEW DIMENSION IS NOTED IN ORANGE. SEE SHEET 108 SITE PLAN FOR CHANGES**
- d. Revise lot coverage to include area of accessory building enclosed on three sides. **RESPONSE: THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THERE ARE THREE OPEN SIDES AND THE AREA OF THE KITCHEN DOES NOT HAVE SIDE WALLS. THE SIDE AREA SHALL HAVE PICKETS THAT WILL REMAIN IN EXCESS OF 70% OPEN. SEE SHADE STRUCTURE CHANGES ON SHEET 121**
- e. Elevated patio/deck at the rear cannot encroach more than 25% (4'-6") of the side yard of 18'-0". Required setback shall be 13'-6". The maximum elevation allowed for projections of a deck is 10.4' NGVD. The proposed deck at 10'-6" NGVD exceeds the maximum elevation for projections. **RESPONSE: THE POOL DECK HAS BEEN REVISED SO THAT IT IS WITHIN THE 18'-0" SETBACK ON THE SIDE. SEE SITE PLAN ON PAGE 108**
 • Accessory building located within the main home side yard shall comply with the required side setback of the main home. **RESPONSE: THE LOCATION OF THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THE SIDE SETBACK OF THE STRUCTURE IS WITHIN THE SIDE SETBACK FOR THE RESIDENCE. THE SETBACK OF THE SHADE STRUCTURE IS NOTED ON THE SHADE STRUCTURE DRAWINGS AND REFLECTS 18'-0" SIDE SETBACK. AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY 10'-1" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE. 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURE. . DIAGRAMS AND DRAWINGS FOR THE SHADE/ACCESSORY STRUCTURE ARE FOUND ON SHEET 121 AND 121.2**
- f. Revise open space calculations and diagrams in the front yard. Required open space is 50%, not 35%. **RESPONSE: THE ZONING DATA SHEET HAS BEEN UPDATED TO REFLECT THE CORRECT OPEN SPACE REQUIREMENT. THE DIAGRAM SHEET FOR THE OPEN SPACE HAS ALSO BEEN REVISED**
- g. Revise open space calculations and diagrams in the rear yard. Total of rear yard is 120'x26'-3" = 3150 sf, plans indicate 3,160 sf. Required open space is 50%, not 35%. **RESPONSE: THE ZONING DATA SHEET HAS BEEN UPDATED TO REFLECT THE CORRECT OPEN SPACE REQUIREMENT OF 35%. THE DIAGRAM SHEET FOR THE OPEN SPACE HAS ALSO BEEN REVISED**
- h. Page 146. Required yards diagrams are not clear. Provide a site plan/grading plan indicating yard elevations. **RESPONSE: A GRADING PLAN HAS BEEN INCLUDED/ADDED TO THIS SUBMITTAL SEE NEW SHEET 151 CIVIL PLAN**
- i. Glass railing on the accessory building cannot exceed 5'-0" above grade elevation or area adjacent to the structure shall count as part of the accessory building. **RESPONSE: THE RAILING HAS BEEN REMOVED. SEE SHEET 121 AND 121.2**
- j. Planters in the rear yard cannot exceed the maximum elevation of 11.0' NGVD. **RESPONSE: ALL PLANTERS IN THE REAR ARE WITHIN THE SIDE SETBACK AND HAVE BEEN REVISED TO +11'-0" IN THE REAR. SEE CHANGES TO SITE PLAN AND ELEVATION MARKERS IN ORANGE. PAGE 108**

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.

2. DRB Admin Review - Fail

Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

Comments: COMMENTS ISSUED 1/25/18

1) POWER OF ATTORNEY AFFIDAVIT -PAGE 5 OF THE APPLICATION MUST SPECIFY THE DESIGN REVIEW BOARD (NOT PLANNING BOARD).**RESPONSE: OWNER REVISED APPLICATION. NEW POWER OF ATTORNEY ORIGINAL IS ATTACHED HERETO. OWNER SHALL PAY FEES.**

2) LABEL DOCUMENTS ARE MISSING AND MUST BE UPLOADED TO CAP FOR FURTHER REVIEW (CERTIFIED LETTER, OWNERS LIST, RADIUS MAP, LABELS) **RESPONSE: ORIGINAL LABELS WERE DELIVERED DIRECTLY TO STAFF WITH CONFIRMATION FROM FED EX AND A COPY OF THE LIST HAS BEEN INCLUDED IN THIS SUBMITTAL**

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline FEBRUARY 11, 2019:

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$____(\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$____(\$500 p/ variance)
7. Sq. Ft Fee - \$4,767.50 (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ 6,537.50 -PENDING LABEL DOCUMENTS

ALL FEES MUST BE PAID BY FEBRUARY 13, 2019**RESPONSE:**

OWNER TO PAY FEES ON LINE.

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline FEBRUARY 4, 2019 before 12 p.m. (Tardiness may affect being placed on the agenda)

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided). **RESPONSE: THE ORIGINAL APPLICATION WAS DELIVERED WITH THE FIRST SUBMITTAL REVISED PORTIONS SHALL BE RESUBMITTED.**
 - One (1) original Letter of Intent. **RESPONSE: ORIGINAL LETTER HAS BEEN INCLUDED IN THE SIGNED AND SEALED SET**
 - One (1) original set of architectural plans signed, sealed and dated. **RESPONSE: THE ORIGINAL PLANS HAVE BEEN SIGNED AND SEALED**
 - One (1) original signed, sealed and dated Survey. **RESPONSE: AN ORIGINAL SURVEY HAS BEEN INCLUDED.**
 - 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.**RESPONSE: THIS HAS BEEN DELIVERED DIRECTLY TO THE 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. **RESPONSE; THIS HAS BEEN INCLUDED IN THIS SUBMITTAL**
 - 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). **RESPONSE: THIS HAS BEEN SUBMITTED**
- NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

THANK YOU

Should you have any further questions, please contact me.

Monique Fons: 305.673.7550/ moniquefons@miamibeachfl.gov

Comments: Comments issued on January 25.

1. Revise grade in zoning table to 5.86' NGVD (center of the two lots) **RESPONSE: THE ZONING TABLE HAS BEEN REVISED TO REFLECT THE CORRECT GRADE SEE SHEET 102**
2. All text and dimensions shall be consistently enlarged to be legible. **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% LARGER**
3. Parking parallel to front property line shall be setback 5'-0". Indicate setback on site plan. **RESPONSE: ALL THE FONTS THROUGHOUT HAVE BEEN INCREASED A MIN OF 20% LARGER SEE SITE PLAN CHANGES 108**
 - Revise lot coverage to include area of accessory building enclosed on three sides. **RESPONSE: THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THERE ARE THREE OPEN SIDES AND THE AREA OF THE KITCHEN DOES NOT HAVE SIDE WALLS. THE SIDE AREA SHALL HAVE PICKETS THAT WILL REMAIN IN EXCESS OF 70% OPEN. AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY 10'-1" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE. 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURES AS NOTED ON THE ACCESSORY STRUCTURE DRAWINGS THE ACCESSORY STRUCTURE IS 1. SINGLE STORY 2. DETACHED FROM THE MAIN STRUCTURE BY 10'-1" 3. LESS THAN 2% OF THE LOT (1.9% PROPOSED) 4. WITHIN THE SIDE SETBACK LINE OF THE PRIMARY STRUCTURE. 5. DOES NOT EXCEED THE HEIGHT LIMITS FOR SINGLE STORY ACCESSORY STRUCTURE. THEREFORE, THE ACCESSORY STRUCTURE HAS NOT BEEN INCLUDED IN THE LOT SIZE. . DIAGRAMS AND DRAWINGS FOR THE SHADE/ACCESSORY STRUCTURE ARE FOUND ON SHEET 121 AND 121.2**
4. Elevated patio/deck at the rear cannot encroach more than 25% (4'-6") of the side yard of 18'-0". Required setback shall be 13'-6". The maximum elevation allowed for projections of a deck is 10.4' NGVD. The proposed deck at 10'-6" NGVD exceeds the maximum elevation for projections. **RESPONSE: THE POOL DECK HAS BEEN REVISED SO THAT IT IS WITHIN THE 18'-0" SETBACK ON THE SIDE. SEE SITE PLAN CHANGES AND DIMENSIONS OF THE POOL DECK ON THE HARDSCAPE PLAN SEE SITE PLAN CHANGES ON PAGE 108**
5. Accessory building located within the main home side yard shall comply with the required side setback of the main home. **RESPONSE: THE LOCATION OF THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THE SIDE SETBACK OF THE STRUCTURE IS WITHIN THE SIDE SETBACK FOR THE RESIDENCE. THE SETBACK OF THE SHADE STRUCTURE IS NOTED ON THE SHADE STRUCTURE DRAWINGS AND REFLECTS 18'-0" SIDE SETBACK. SEE SITE PLAN SHEET 108 AND ACCESSORY BUILDING PLANS SHEET 121 AND 121.2**
- k. Revise open space calculations and diagrams in the front yard. Required open space is 50%, not 35%. **RESPONSE: THE ZONING DATA SHEET HAS BEEN UPDATED TO REFLECT THE CORRECT OPEN SPACE REQUIREMENT OF 35%. THE DIAGRAM SHEET FOR THE OPEN SPACE HAS ALSO BEEN REVISED SEE SHEET 145 FOR CHANGES**
- l. Revise open space calculations and diagrams in the rear yard. Total of rear yard is 120'x26'-3" = 3150 sf, plans indicate 3,160 sf. Required open space is 50%, not 35%. **RESPONSE: THE ZONING DATA SHEET HAS BEEN UPDATED TO REFLECT THE CORRECT OPEN SPACE REQUIREMENT OF 35%. THE DIAGRAM SHEET FOR THE OPEN SPACE HAS ALSO BEEN REVISED SEE PAGE 145 FOR CHANGES**
6. Page 146. Required yards diagrams is not clear. Provide a site plan/grading plan indicating yard elevations. **RESPONSE: A GRADING PLAN HAS BEEN ADDED TO THIS SUBMITTAL. ALL FONTS ARE LARGER AND SO IS THE PLAN SEE SHEET 146.**
7. Glass railing on the accessory building cannot exceed 5'-0" above grade elevation or area adjacent to the structure shall count as part of the accessory building. **RESPONSE: THE RAILING HAS BEEN REMOVED SEE SITE PLAN SHEET 108 AND ELEVATIONS ON SHEET 119 AND 120**
- m. Planters in the rear yard cannot exceed the maximum elevation of 11.0' NGVD. **RESPONSE: ALL PLANTERS IN THE REAR ARE WITHIN THE SIDE SETBACK AND HAVE BEEN REVISED TO +11'-0" IN THE REAR. SEE CHANGES TO SITE PLAN AND ELEVATION MARKERS IN ORANGE. ELEVATIONS ON SHEET 119 AND 120 SITE PLAN IS ON PAGE 108**

4. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: SUBJECT: DRB18-0360, 270 S Hibiscus Drive
 Comments Issued: 01/24/19 | FSC

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
 - a. Zoning Chart:
 - Revise adjusted grade: (BFE + Grade)/2 **RESPONSE: ADJUSTED GRADE HAS BEEN REVISED ON ALL PLANS AND THE ZONING DATA SHEET. THIS INCLUDES ALL NOTES ON ELEVATIONS, SITE PLAN ETC. ZONING DATA SHEET ON PAGE 102**
 - Proposed unit size 2nd floor needed, lot coverage exceeds 25% and any 2nd floor volume is limited to 70% of first floor volume
 - Sum of side yard required, 25% lot width **RESPONSE: A WAIVER HAS BEEN SUBMITTED FOR THE 70% VOLUME. LETTER OF WAIVER REQUEST IS IN THIS SUBMITTAL AND DIAGRAMS AND CALCULATIONS ARE INCLUDED SEE PAGE 148 FOR DIAGRAMS.**
 - b. Recommendation to separate lot coverage hatching and calculations from unit size hatching and calculations **RESPONSE: HATCHING HAS BEEN REVISED. THERE IS AN ADDITIONAL SHEET FOR LOT COVERAGE WITH AN ISO AND TWO SHEETS FOR UNIT SIZE INCLUDING ISO AND CALCULATIONS. LOT COVERAGE IS NOW ON SHEET 107.2 AND UNIT SIZE IS ON SHEET 143**
 - c. Provide unit size diagram for every floor, including roof **RESPONSE: THE ROOF HAS BEEN ADDED TO THE SUBMITTAL THE ROOF HOWEVER IS NOT INCLUDED IN THE UNIT SIZE. THE ROOF TO SECOND FLOOR DIAGRAM HAS BEEN ADDED WITH AN ISO AND CALCULATIONS THE UNIT SIZE IS ON PAGE 143 THE ROOF AXO IS ON PAGE 118.2**
 - d. Accessory Structure: Not fully situated w/in required rear yard – refer to Zoning Comments for further clarification **RESPONSE: THE LOCATION OF THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THE SIDE SETBACK OF THE STRUCTURE IS WITHIN THE SIDE SETBACK FOR THE RESIDENCE. THE SETBACK OF THE SHADE STRUCTURE IS NOTED ON THE SHADE STRUCTURE DRAWINGS AND REFLECTS 18'-0" SIDE SETBACK SEE REVISED ACCESSORY STRUCTURE DRAWINGS INCLUDING LOT TO ACCESSORY STRUCTURE DIAGRAM AND CALCULATIONS. ACCESSORY STRUCTURE CAN BE FOUND ON PAGE 121 AND 121.2 THE ACCESSORY STRUCTURE IS ALSO NOTED ON THE SITE PLAN WITH ITS SETBACKS SHEET 108. THE SETBACKS ARE ALSO NOTED ON THE ZONING DATA SHEET 102**

- e. Accessory Structure – provide its square footage as reference on Lot coverage and appropriate unit size sheet **RESPONSE: THE CALCULATIONS OF THE SHADE/ACCESSORY STRUCTURE HAVE BEEN ADDED AS A SHADING TO THE LOT COVERAGE AND UNIT SIZE BUT NOT COUNTED IN UNIT SIZE. IN ADDITION, A DIAGRAM OF THE ACCESSORY STRUCTURE TO LOT WITH CALCULATIONS HAS BEEN ADDED ACCESSORY STRUCTURE CAN BE FOUND ON PAGE 121 AND 121.2 THE ACCESSORY STRUCTURE IS ALSO NOTED ON THE SITE PLAN WITH ITS SETBACKS SHEET 108. THE SETBACKS ARE ALSO NOTED ON THE ZONING DATA SHEET 102**
 - Include in lot coverage calculations portion that is enclosed on three sides by walls (kitchen counter) **RESPONSE: THE ACCESSORY BUILDING HAS BEEN REVISED SO THAT THERE ARE THREE OPEN SIDES AND THE AREA OF THE KITCHEN DOES NOT HAVE SIDE WALLS. THE SIDE AREA SHALL HAVE PICKETS THAT WILL REMAIN IN EXCESS OF 70% OPEN ACCESSORY STRUCTURE CAN BE FOUND ON PAGE 121 AND 121.2 THE ACCESSORY STRUCTURE IS ALSO NOTED ON THE SITE PLAN WITH ITS SETBACKS SHEET 108. THE SETBACKS ARE ALSO NOTED ON THE ZONING DATA SHEET 102**
 - f. The proposed "architectural feature" is not a height exception as set forth in Section 142-105. 7. Height Exceptions; a height waiver must be sought, or the tower portion is lowered 1'0" **RESPONSE: A WAIVER FOR THE HEIGHT WHICH INCLUDES THE ARCHITECTURAL FEATURES IS INCLUDED IN THIS SUBMITTAL THE PAGE WITH DIAGRAMS CAN BE FOUND ON 147**
 - g. In general:
 - The line weights and text are at times too dark and indiscernible **RESPONSE: THE LINE WEIGHTS HAVE BEEN ADJUSTED.**
 - Elevations, Sections and Yard Sections **RESPONSE ALL INCLUDED IN PLAN. SEE SHEETS 119 AND 120**
 - 1. Elevations datums to include NGVD **RESPONSE: ALL ELEVATIONS INCLUDE NGVD SEE SHEETS 119 120**
 - 2. Elevations datums must include the followings: **RESPONSE: ALL DATUMS HAVE BEEN INCLUDED SEE ELEVATIONS SHEETS 119 AND 120**
 - a. Grade
 - b. Adjusted Grade
 - c. BFE
 - d. Finished First floor
 - e. Top of roof slab
 - f. Overall Height
- 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.

5. Planning Landscape Review - Fail

Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov

Comments: General Correction

- 1- Provide a written response to comments.
RESPONSE: THIS IS THE WRITTEN RESPONSE TO COMMENTS
- 2- Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms with a DBH of 6" or greater. **A TREE SURVEY HAS BEEN PROVIDED WITH ADDITIONAL EXISTING TREE INFORMATION PROVIDED ON SHEETS TD-1 AND TD-2. THE LANDSCAPE PLAN HAS BEEN REVISED TO INCLUDE THE COMMON NAMES SIZES AND LOCATIONS OF EXISTING TREES. LANDSCAPE PLANS AND TREE MATRIX 139 AND 139.2**
- 3- Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or greater from public property would also require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan as per CMB Chapter 46. **Tree disposition plan provided. See sheets TD-1 and TD-2. A tree removal permit application shall be provided for any trees 6" dbh within private property and 3" dbh in ROW being removed. See sheet TD-2 for mitigation calculations. THE REVISED LANDSCAPE PLAN HAS INCLUDED NOTES ON THE REMOVAL OF TREES. TREES SHALL BE MITIGATED AS REQUIRED. THE APPROPRIATE FEE SHALL BE PAID LANDSCAPE PLANS AND TREE MATRIX 139 AND 139.2**
- 4- Landscape Plan shall be prepared, signed and sealed by a registered Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf> **THE LANDSCAPE PLAN HAS BEEN INCLUDED IN THIS SUBMITTAL IT HAS BEEN PREPARED SIGNED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT LICENSED IN THE STATE OF FLORIDA AND IT INCLUDES A LANDSCAPE LEGEND. LANDSCAPE PLANS AND TREE MATRIX 139 AND 139.2**
- 5- Provide a Tree Report prepared by a Certified Arborist for any tree with a dbh of 6" or greater scheduled for removal or relocation. **THE ARBORIST EVALUATION FOR THE HARDWOOD TREES 6" OR GRATER HAS BEEN INCLUDED.**
- 6- Only canopy shade trees and sod may be permitted in the public ROW. Please replace understory planting with sod. **THE LANDSCAPE PLAN HAS BEEN UPDATED WITH THE APPROPRIATE TREES REPLACED. SHRUBS HAVE BEEN REMOVED FROM THE ROW AND REPLACED WITH SOD. LANDSCAPE PLANS AND TREE MATRIX 139 AND 139.2**

MIAMIBEACH

Ricardo Guzman, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 x6113 / Fax: 305-673-7559/ www.miamibeachfl.gov