

May 4, 2021

Historic Preservation Board for:
326 Meridian Ave
PERMIT No.: **HPB21-0462**

HPB ZONING REVIEW: Irina Villegas 04-20-2021

1. Revise survey to be not older than 6 months at the time of application. Indicate rear setback to the existing structures.

Response: see attached updated survey

2. Provide existing and proposed open space diagram. Accessory building cannot occupy more than 30% of the area of the rear yard. Decks cannot occupy more than 30% of the rear yard. Walkways not to exceed 44" in width are considered open space. Comply with section 142-1132.

Response: refer to sheet A-1.3. rear yard is not occupied by anything. Only existing asphalt driveway is to remain. Existing paver to remain differ in sizes. All new pavers to be max 44" wide. See sheet A-1.0.

3. As discussed with Michael Belush, the rear building is considered an accessory building, with a required setback of 7'-6". Therefore, a variance from the rear setback is not required.

Response: Variance sheet has being removed. No variances are required.

4. As the existing garage building is improved by more than 50% a side setback variance to retain the walls at first floor at less than 7'-6" may be required, unless it is determined by historic preservation staff that the structure complies with the non-conforming section 118-395 and is allowed to retain the existing setback.

Response: as per our email, side setback is 5'-0". If variance is required as per your discretion, a variance will be asked to retain existing walls.

5. The existing site plan indicates that the rear building is a guest house. The building permit plans provided do not appear to include conversion of the garage to a guest house. Please clarify.

Response: see sheet A-1.0. Existing guest room to be converted to garage. Proposed addition for new guest house above existing structure.

6. Required side setback to the pool deck is 7'-6".

Response: pool is located @ 8'-6" there is no pool deck. See site plan in sheet A-1.4.

7. Provide open space diagram showing compliance with site open space of 0.65 as per section 142-696.

Response:

8. Indicate property line on elevation drawings. Indicate setbacks to roof overhang.

Response: see sheet A-3.0.

9. Clearly indicate on site plan location of all ac units. Indicate setbacks and if existing units will remain or if there is a new ac units.

Response: see existing and proposed a/c units in sheet A-1.0

PUBLIC WORKS - LUB REVIEW: Aaron Osborn 04-30-2021

Notes:

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.
2. The pool will need to have one
(1) of the following:
 - a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.
 - b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

HPB PLAN REVIEW: James Seiberling 04-30-2021

1. DEFICIENCIES IN PRESENTATION

- a. Provide building card and original microfilm plans with the historic resources report

Response: see attached documents. All microfilms and old data provided by the city of Miami beach has being uploaded.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations) a. N/A -----

HPB ADMIN REVIEW: Victor Nunez 04-30-2021

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

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5 per mailing label) – 2,034.90
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$772 p/variance - \$788
7. Fee per square ft. - \$461.76

Total Outstanding Balance = \$ 5,148.66

ALL FEES MUST BE PAID BY 5/19/2021 In addition to the fees, the following shall be provided to the Department no later than the

Final submittal deadline 5/10/2021, before 12 p.m. (Tardiness may affect being placed on the agenda): Please leave your original package with Central Services on the first floor of City Hall.

NOTE: Please keep in mind that the submittal **MUST** be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

- 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. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)

- 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.). 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 25MB). C.Ds will be checked at time of drop off -anything larger than 25MB will not be accepted. NOTE: Please make sure you identify the final submittal by the file number at time of drop off. (Attn: Planning Department – Victor Nunez) Please email label documents in excel format.

HPB LANDSCAPE REVIEW: Enrique Nunez 04-30-2021

1. Refer to the Chapter 126 minimum landscape requirements.

Response: landscape has being updated as per chapter 126 requirements. L700 series.

2. Provide 3 street trees. Palms do not count towards the street tree minimum requirements.

Response: existing palms located the city R.O.W. are specified for removal. Three street trees are specified to be placed within the R.O.W. per city regulations. L100 Series.

3. Reduce the height0 of the existing Clusia hedge along the frontage. The front facade may not be visually screened.

Response: existing clusia is specified to ensure that the front façade is not screened. Note added to L100 series and L300 specifying the trimming of the existing clusia hedge.