



GABRIEL LOPEZ ARCHITECT P.A.  
2100 CORAL WAY SUITE 600  
MIAMI, FL 33145  
786.391.1989

**November 10, 2021**

**To: City of Miami Beach  
Planning Department.**  
1700 Convention Center, 2<sup>nd</sup> Floor.  
Miami Beach, FL 33139

Re: 10 CENTURY LANE  
MIAMI BEACH, FL 33139  
Design Review Board Plan Correction Report Process Number **DRB 21-0705**

**Comments Response for DRB FIRST SUBMITTAL DRB 21-0705.**

**Planning Landscape Review Comments by  
Nunez Enrique**

<b>Comment</b>	<b>Response</b>	<b>Plan</b>
1. Refer to the Ch.46 Tree Preservation ordinance for the tree protection and tree replacement/mitigation requirements.	Acknowledged.	Please refer to Sheet L101
2. Provide a tree survey and tree disposition plan. Calculate the sum of inches to be removed and number of replacement trees.	We are proposing removal of 2 Coconut Palms and 1 Areca Palm.	Please refer to Sheet L101
3. Show and list the replacement trees on the landscape plans.	Acknowledged	Please refer to Sheet L201.

**DRB Zoning Review comments by  
Villegas Irina.**

**Comment**

<b>Comment</b>	<b>Response</b>	<b>Plan</b>
1. Provide lot area in survey.	New Lot Survey was added to the set.	Refer to Sheet A-102 And Site Survey
2. Revise rear setback required, as 6'-5". Lot depth at center is 63.7' approximately and 10% of lot depth is 6'-5"	The rear setback was rectified and changed to 6' - 5"	Refer to Sheet A-102
3. Page A-105. Revise grade in zoning data sheet table and on 'site information'. Grade is 3.38' NGVD, as noted in survey.	Changed for 3.38' in table, floor sections, elevations.	Refer to Sheet A-102
4. Page A-106. Pool area and terrace covered above count in FAR diagram. Only cantilevered balconies are exempted from FAR.	Amended, take into consideration the Rear Setback, as per	Refer to Sheet A-106

	telephone call with the reviewer (11-04-2021) pool and terrace covered area do not count in F.A.R. diagram.	
5. Garage shall be screen from view from the waterfront.	Side perimeter wall conceal the view from the waterfront.	Refer to sheet A-104
6. Note that parking in the front 20'-0" is prohibited. Only driveway is allowed.	Label with text " Driveway Only"	Refer to sheet A-201

**DRB Plan Review comments by  
Sotelo Fernanda**

**Comments**

<b>Comment</b>	<b>Response</b>	<b>Plan</b>
1. Provide estimate construction cost in LOI or under separate cover.	Affidavit	See attached document. Construction Cost Affidavit
2. Staff Recommends the following: break-up of the massing on the front elevation with planar movement or varied architectural interest; planar movement at the upper levels of the east elevation; and more architectural interest on east elevation. Staff is concerned that the elevations are too static and repetitive in details for the residential context of this street.	Design has been updated with side fins prolonged to the east and west facades. And front façade floating fins have been upgraded with subtraction of mass to the fins in order to mark the entrance of the building.	Refer to sheet A-300 A-301 A-302 A-303 A-304 A-700
3. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Include on cover sheet and drawings the final submittal date for this DRB agenda. 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	Acknowledged	Refer to cover sheet

Regards,

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