

Project: 1940 Bay Dr.			
Plan Correction Report Matrix			
Date: 10.30.2023			
Plan Address: 1940 Bay Dr., Miami Beach, FL 33141-6900			
1st App. Date: 05.17.2023 (DRB23-0934)			

	DRB Comments		Response	Reference Sheet
1	TRANSPORTATION - LULU REVIEW			7400
1	Comments			
2	The City of Miami Beach Transportation & Mobility Department is working with the applicant to resolve pending comments on the current Traffic Review for this project.		3 additional street parking spaces have been re-introduced for a total of 15 street parking spaces. Existing 18 street parking spaces. Total reduction of street parking spaces = 3 required to provide access to the property.	A-100
3	2.000 PLAN REVIEW - Planning Department- Final Substantial Comments:			
4	APPLICATION COMPLETENESS			
5	Provide a copy of all current or previously active Business Tax Receipt.			
6	The survey provided shall include the lot area and grade elevation. Grade is defined as the elevation measured from the centerline of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road. Additionally, the survey shall be sealed by the licensed surveyor.		See updated survey	A-200
7	A copy of the survey shall be included in the architectural plan package.		A-000 SURVEY added	A-200
8	Include current color photographs, dated, minimum 4"x6", of project site and existing structure (No Google Images).		A-003.2 PHOTOGRAPHS OF EXISTING ON SITE STRUCTURE ADDED.	A-003.2
9	Demolition Plans (Floor Plans & Elevations with dimensions) shall be submitted.		A-003.3 DEMOLITION PLAN ADDED. Proposed full demolition of all structures on site.	A-003.3
10	Provide a material board that includes the details and images of the exterior finishes listed in the elevation sheets.		A-015 MATERIAL SAMPLES ADDED	A-015
11	A contextual Elevation Line Drawings shall be submitted and include properties from corner to corner, across the street(dated).		A-003.1 STREET ELEVATIONS ADDED	A-003.1
12	Provide a section drawing that includes the required yards and all elevations of the encroachments.		A-006 SETBACK SECTION ANALYSIS	A-006
13	If applicable, a variance and/or weaver Diagram will be required for the height of the ground level.		None required	
14	ARCHITECTURAL REPRESENTATION			
15	Include the cost of estimate under a separate cover or in the letter of intent.			
16	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.		ADDED to Cover Sheet and in Title Block	
17	Final submittal drawings need to be DATED, SIGNED AND SEALED.		Acknowledged	
18	DESIGN RECOMMENDATION			
19	OPENING COMMENTS			
20	a. Parking at the Understory Level (below the First Habitable Level). Parking at the Understory Level shall be lined along a minimum of 50 percent (50%) of the built frontage with non-residential uses, tobacces or shops that provide access to the First Habitable Level (FHL). Provide the dimensions of the driveways.		Total Built Frontage: 103'-10". Required Frontage with non-residential uses, tobacces or shops = 50% = 81'-11" Frontage Provided: 0" entrance + 76'-6" + 0" entrance) = 88'-6". Dimensions added Sheet A-100 First Floor Plan, Staircase A-100 internal dimensions are 6'-0" x 10'-0"	
21	b. For properties not having access to an alley, the required habitable space may accommodate entrance and exit drives. The total width of the entrance and exit drives shall not exceed 32 feet. For habitable space that screen parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.		Drive Allevies have been reduced to a minimum of 14'-0" needed to provide the required radius for a Fire Rescue Vehicle maneuvering. Clearance to enter the property. Fire truck needs to be a minimum of 32' from main entry door which is only possible at the drop off area. 3'-0" Variance Required for Entry and Exit The proposed design is a Residential Building Only and per FEMA requirements cannot be Dry-Flood Proofed. Only Wet-Floodproofing is allowed and will be provided as needed. All proposed uses including Parking have been proposed above BFE-minimum Floodbeat.	A-100
22	c. Where parking is not lined with habitable space it should be screened by fenestration, vegetation or other such treatment.		Parking has been screened with a combined solution that includes solid walls to avoid lighting spillage, architectural screens and vegetation. See also Landscape Planting Plan Ls-401	A-100, A401 to 402 LA-401
23	d. A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Floodbeat to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review or certificate of appropriateness criteria, as applicable. If applicant is intending to request design waiver for the height of the ground floor, please include this information on the letter of intent.		12'-0" Provided. Dimension added to Section in sheet A-502	A-502
24	e. All parking and driveways shall substantially consist of permeable materials.		Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential or townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers displacement due to more intense vehicular traffic.	
25	f. The first habitable level shall have a minimum floor-to-ceiling height of 12 feet in order to allow for the future retrofit and raising of the first habitable level, or if Design Flood Elevation (DFE) is adjusted upward in the future.		First level is proposed with a 12'-0" ceiling. Dimension added to Section in sheet A-502	A-502
26	g. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum Floodbeat for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review or compliance the minimum yard elevation.		Per Public Works Department the Future Crown of the Road is 4.7' NAVD (6.47' NGVD). The Future Adjusted Grade and Minimum Yard Elevation based on adjusted grade per Public Works Department is calculated as follows: 6.47' NGVD + 3' NGVD = 9.77' NGVD. The Maximum Yard elevation based on this would be 7.74' NGVD + 30"= 10.2" NGVD which per Section 142.155(a)(3)(B) is limited to 9'-0" NGVD. See revised zoning Data Sheet A-001	A-001
27	h. The entire database shall be included in all floor levels of the F.A.R. calculation.		Cliffing Corrected. All stair runs and landings are shown as counted	A-008 to A-011
28	i. The entire bath area in the roof level shall be included in the F.A.R. calculation.		The entire area is counted, a graphic display error was hiding part of the hatched area	A-009 to A-011
29	j. In addition to the building areas included in lot coverage, as defined in section 1 2.1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.		Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential or townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers displacement due to the more intense vehicular traffic.	A-009
30	k. Dimension the height of the building height from D.F.E. (B.F.E. plus floodbeat) to the main roof line.		The height dimension of 50'-0" is noted in all sections and elevations from DFE to top of roof	A-401 to A-404, A-001, A-502
31	l. Lot width means the level distance between the side lot lines measured at the required front setback line and parallel to the front street line. Dimension the lot width from the required front setback line for further review of the required interior side setback (minimum 8% of the lot width and the sum of the side yard shall consist of 16% of the lot width from the required front setback line).		Dimensions of setbacks required at front and rear yard lines have been added to all plans and to the site setback analysis in Sheet A-006. The dimensions have been also revised in the Zoning Data Sheet in page A-001 for clarity	A-004 & A-001
32	m. Decks shall not exceed a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Provide the dimensions of the deck and a roof deck calculation for further review.		Total combined Deck Area Proposed = 2007.50 sq ft Allowable Deck Area = 5,000 sf (50% of Enclosed Area at level below: 50% of 10,018sf)	A-105
33	n. Walkways cannot exceed 44" in width.		See the added dimensions for the walkways in the side area. Congruent spaces for reading, hammock and relaxation have been noted to differentiate them from the walkways.	A-100
34	o. The steps located along the front yard shall not exceed a maximum projection of 25% of the required yard and the maximum elevation shall not exceed 30 inches above the adjusted grade elevation of the lot. Adjusted grade means the midpoint elevation between grade and the minimum required flood elevation for a lot or lots.		Steps length are 2'-9". The 25% of the required yard = 25% of 20'-0"= 5'-0" therefore the proposed 2'-9" complies. Adjusted grade = 6'-11" + 9'-2" = 6'-0 1/2". Maximum Elevation 6'-7" (See dimension in A-100 First Floor Plan)	A-100
35	p. A six and 6 inches minimum setbacks shall be required from the side property line to a swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool.		Setbacks dimensions added. Dimensions vary from 6'-3 1/2" to 8'-8 1/2"	A-100
36	q. Identify the structure located east of the cabanas that contains a sink. The fixed structure shall comply with the minimum side setbacks.		The fixed structure is an accessory BBQ counter area and it complies with the minimum side setback for accessory use. Noted on plan	A-100
37	r. With the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, roadway or golf course, in which case the maximum height shall not exceed five feet. Please reduce the 7' porch and gate.		Porral and gate height updated. (A-401 SOUTH ELEVATION)	A-401
38	s. Provide a written narrative with responses.			

monika

From: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Sent: Thursday, November 2, 2023 8:41 PM
To: monika
Subject: RE: DRB23-0934 - 1940 Bay Drive
Attachments: Project Prioritization 200401 Map.pdf

Hello Monika,

The future Crown of the Road elevation adjacent to 1940 Bay Drive, Miami Beach, is projected at 4.7 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for local roads like Bay Drive at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.7 feet NAVD at the crown of the road).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy ( [Road Elev 200228 reduced.pdf](#))

Project Start Date	2020	2025	2030	2035	2040
Emergency Roads	4.8	5.2	5.7	6.2	6.7
Arterial and Local Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Normandy Isles A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

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Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscientious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.



Please do not print this e-mail unnecessarily

From: monika <monika@mhelawpa.com>
Sent: Thursday, November 2, 2023 12:06 PM
To: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Subject: DRB23-0934 - 1940 Bay Drive
Importance: High

You don't often get email from monika@mhelawpa.com. [Learn why this is important](#)

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Good afternoon Aaron,

I hope that you will be able to assist me on this matter. I am the attorney on the above captioned property and recently submitted an application to the DRB for the construction of a new, 12-unit, multi-family project at the above address. Planning staff has requested the following information from your department in order for us to proceed with the application:

g. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots.
Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

Our deadline to file the application is this coming Sunday, November 3rd (which really means we need to have everything completed by tomorrow). Therefore, your prompt attention is great appreciated.

Thank you

Monika H. Entin, Esq.



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