



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 11-03-2024

TO: **Rogelio A. Madan, AICP**
Development & Resiliency Officer
City of Miami Beach Planning Department
1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Direct Tel: 305-673-7000 x26131 / Fax: 786-394-4285

RE: **NARRATIVE RESPONSE**
PLAN CORRECTIONS REPORT (DRB24-1033)
6470 Allison Rd., Miami Beach, FL 33141-4540
PARCEL: 0232110030390
APPLICATION DATE: 06/17/2024
Modification to previously approved DRB
approval

Plan Review

Version: 1

Date Received: 10/14/2024

Date Completed:

1. DRB - Planning Review - Not Required

Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

Response: Noted.

2. DRB - Planning Review - Fail

Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov

Final Submittal & Formal Submittal (CSS): 11/03

Notice to proceed issued: 11/14

Agenda finalized & all fees paid by: 11/18

Tentative DRB meeting agenda date: 01/07

Response: Noted.



ARCHITECTURE INTERIOR DESIGN PLANNING

Draft Notice:

DRB24-1033. a.k.a. DRB22-0802. 6470 ALLISON RD: An application has been filed requesting modifications to a previously issued Design Review Approval for the new construction of a two-story residence, including one or more waivers, to replace an existing home that was subject to a Planning Board lot split application.

Response: Noted.

Please provide a narrative response to the comments listed below. Provide page location if applicable.

1. APPLICATION COMPLETENESS

a. Include the cost of estimate under a separate cover or in the letter of intent.

Response: Please see "Exhibit B" included under "Application" and "Letter of Intent".

b. Provide signed Checklist.

Response: Checklist was not provided. Please see "PREAPP24-0175" which PASSED 06/17/2024.

c. LOI: Respond to Design Review Criteria, Section 2.3.3.1

Response: Responses to Design Criteria have been added to the LOI.

d. Survey: Provide a recent signed and seal survey of the new lot configuration including the portion of 6050 Allison Road per Planning Board approval of the lot split. The survey shall provide the lot area. without this the application cannot move forward

Response: Please see survey that has been included as part of submittal. Lot area is included.

e. The survey should be provided as a separate file and also included on the plan set

Response: Please see survey that has been included as a separate file and part of the plan set.

f. Provide DRB22-0802 Recorder Order

Response: Please see provided requested DRB22-0802 Recorded Order.

g. Provide PB23-0638 Recorded Order

h. Files cannot exceed 25 MB, divide the plan set in 2 or more sets if required.

Response: Noted.



ARCHITECTURE INTERIOR DESIGN PLANNING

2. ARCHITECTURAL REPRESENTATION

a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: Please see Sheet A0.00. Requested information has been provided to the Cover Sheet.

b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Please see provided drawing documents. Documents has been dated, signed, and sealed.

c. Plans shall be set up on 11X17 format, print one set and revise text, dimensions, hatches for legibility.

Response: Sheets have been formatted for 11x17 format.

d. Turn off/soften hatches on plans; it is difficult to read the plans as presented.

Response: Hatches were softened for more graphical clarity. See sheets A2.01, A3.01, A3.02

e. Provide previously approved DRB site plan, floor plans and elevations; provide text in bigger red letters "For reference only, previously approved DRBxxxxx".

Response: Previous DRB Plans have been included as requested.

f. Elevation: enlarge material text on elevations.

Response: Material Text in elevations was doubled for clarity. See sheets A4.00, A4.01, A4.02, A4.03

g. Provide an Exploded axonometric diagram showing second floor in relation to first floor and understory level.

Response: Please see Sheets A1.36, A1.37 for the requested exploded axonometric diagrams.

h. Provide Required yards section drawings

Response: Required yard section drawings can be found on sheet A5.10

3. DESIGN RECOMMENDATIONS

Response: Noted.

4. ZONING COMMENTS

a. Provide proposed south setback on site plan and all floor plans. The value shall correspond with Zoning Data. (A3.02 shows a 20'-7" side setback)

Response: 20'-7" south setback was moved to a visible spot in floor plans. See sheets A2.01, A3.01, A3.02



ARCHITECTURE INTERIOR DESIGN PLANNING

b. Zoning Data: Sum of the side yards shall be at least 25% not 25 FT, revise
Response: Data sheet updated to express minimum 25% setback not 25ft.

c. Provide setback dimension for the proposed front gate and the height of the existing wall, clarify if the south portion of the wall that is in the new lot area is existing or proposed.
Response: South wall is stated as a "NEW 5' TALL PICKET METAL FENCE". See sheet A3.00

d. Tennis court: provide fence height, light poles locations. It must comply with Section 7.5.3.4 Tennis courts and similar court games. LOI mentions a Paddle court, revise and coordinate information.
Response: Padel court fence height is at 10'-0". See sheet A5.10. The location of the Light poles are shown in plan as a callout. See sheet A2.01

e. Elevator Bulkhead, clarify if the elevator bulkhead will be visible on the roof level, some walls are shown on A3.02. if is visible it should be reflected on roof plan, elevations and sections.
Response: No elevator bulkhead will be visible on the roof. Elevator bulkhead removed from roof drawing. See sheet A3.02 for clarity.

f. The proposed Dock and deck shown on site plan shall comply with Section 7.2.2.3.b.12.L provide setback dimensions and provide a label that this is going to be done on a separate permit.
Response: Label stating "done under separate permit" was added. See sheets A2.01, A3.01

g. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver finish of the driveway in the site plan.
Response: All walkways and driveways within the front and street side are sand set pavers. Please see Sheet A2.00, note has been added to clarify that "All walkways and driveways within the front and street side are sand set pavers."

h. 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.
Response: Crown of Roaf is 5.24' NGVD as per already approved Master Permit BR2207365 which this job is being constructed under.

i. Walkways cannot exceed 44" within the required yard. Provide dimensions on walkways located on the req yards.



ARCHITECTURE INTERIOR DESIGN PLANNING

Response: Please see Sheet A2.00. Dimensions have been added to walkways to show they are under 44" width.

j. Provide total width driveway dimension, it cannot exceed 18 FT.

Response: Please see Sheet A2.00, A6.10. Dimension has been added to clarify that the driveway width shall not exceed 18' width max.

5. Notes

a. All waivers have been identified in the LOI.

Response: Noted.

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.

Response: Noted, thank you for your review.

3. LUB - Planning Landscape Review - Fail

Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov

Comments:

See correction comments provided. Should you have any questions or would like to discuss the comments, please do not hesitate to contact me at philipbyrnes@miamibeachfl.gov

Comments: Revise the landscape legend form (required column) as follows:

- a. 29,095 sf lot requires (29) lot trees minimum.
- b. Number of native lot trees = 30% of provided lot trees
- c. (7) street trees minimum. (refer to additional comment referencing street trees)
- d. (36) total trees minimum x 12 = (432) shrubs minimum and (216) natives minimum.
- e. (44) large shrubs minimum and (22) native large shrubs minimum. Correct the provided column to reflect the quantities shown on the plant list.

Response: Comments addressed and approved under **RV2422992**.

(29) Lot trees are required. The number of required trees listed in table A of the Landscape Ordinance for category 1 residential zoning districts are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up.

Response: Comments addressed and approved under **RV2422992**.

(7) Street trees are required and shall be placed within the swale area or shall be placed within seven feet of the property line on

private property where demonstrated to be necessary due to right-of-way obstructions as determined by the environment and sustainability department. Any required street trees that cannot be provided along the roadway due to a required increase in the



ARCHITECTURE INTERIOR DESIGN PLANNING

maximum average spacing due to Right-of-Way obstructions shall be planted elsewhere on the site, or the applicant shall utilize the tree and shrub compliance options, pursuant to section 4.2.4. Note that palms do not count towards the street tree requirement but may be planted in addition.

Response: Comments addressed and approved under RV2422992.

4. DRB - Planning Admin Review - Fail

Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov

Comments: Submit owners mail labels in Excel.

Response: Excel file has been included in online submittal and provided digital copy.

Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.

Response: Page 7 has been updated.

Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner—Submit signed, dated, and notarized affidavit per speaker.

Response: Owner will be representing themselves.

All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Response: Noted.

Any questions, please feel free to let me know.

Taylor Shumate R.A., LEED AP
Kobi Karp Architecture Interior Design
571 NW 28th St.
Miami, FL 33127
TShumate@KobiKarp.com
T: 305.573.1818

571 NW 28th St, MIAMI, FL 33127
O: 305.573.1818 F: 305.573.3766
Info@KobiKarp.com
www.KobiKarp.com