

Municipality – MIAMI BEACH

Process Number: DRB24-1019

Planning Department CSS & Paper Final Submittal

May 05, 2024

Review Type: **Response to DRB First Submittal Comments**

CASA LEROY DOBLES

1339 14th TERRACE

MIAMI, FL 33139

MULTI FAMILY DUPLEX

DESIGN REVIEW BOARD –

Please accept this written narrative describing the drawing changes requested in the First Submittal Comments from Staff dated April 19, 2024.

DRAFT NOTICE

- a. DRB24-1019 1339 14 Terrace: An application has been filed requesting Design Review Approval for the construction of a new two-story addition to an existing two-story residence, including one or more waivers.

Response: Draft notice is incorrect. We did not request approval of an addition. It's new construction.

1. APPLICATION COMPLETENESS

- a. Provide the file number in the land use board application (reference no. DRB24-1019).
Response: File number has been included in land use board application.
- b. Complete the property owner information of the land use application.
Response: Property owner information has been completed.
- c. The Letter of Intent shall respond to the sea level rise and resiliency criteria of sec. 7.1.2.4 of the Resiliency Code.
Response: The letter of intent has been updated to respond to the sea level rise and resiliency criteria.
- d. The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site.
Response: We changed the number of additional units to the correct number in the required documents.
- e. The survey provided shall be signed and sealed by the licensed surveyor.
Response: The survey in the final submittal is signed and sealed.
- f. The key directional plan of the surrounding properties shall include a number to identify the sites in each photograph.
Response: We included the numbers identifying the surrounding properties in the vicinity map in sheet A-103.
- g. Please numerate the finishes in the elevations to coordinate with the material legend.
Response: The materials on the material board have been assigned numbers for identification, and these same numbers are used in every elevation

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.
Response: The cost of estimate has been included in the letter of intent.
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
Response: The cover sheet has been updated with the necessary changes.
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.
Response: The final drawings have been dated with the final submittal date and signed and sealed.

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3. DESIGN RECOMMENDATIONS

- a. Provide a mounting detail that shows how the proposed landscape material will be installed on the green wall. Please note that the landscape material shall be native.

[Response: For the native landscape material, please consult the landscape plans. Additionally, we've included images of the system to be used in the green wall in sheet A-123.](#)

4. ZONING COMMENTS.

- a. The maximum yard elevation is BFE. Please indicate the elevation of the yard on the site plan for further review.

[Response: BFE IS 8.00 N.G.V.D. The yard elevation in the building is 7.00 N.G.V.D. The elevation has been indicated in the site plan and can also be seen in the section.](#)

- b. Provide the minimum and average unit size in the zoning data sheet.

[Response: The unit size information requested has been provided in the zoning data sheet.](#)

- c. There shall be no parking requirement, provided secure storage for alternative transportation such as scooters, bicycles, and motorcycles, is provided. Provide the location for the alternative means of transportation.

[Response: Secure storage for bicycles has been provided. Please refer to site plan.](#)

- d. Please indicate compliance of the required bicycle parking of sec. 5.2.5.

[Response: Required bicycle parking has been included. 4 temporary and 2 permanent spaces. Please refer to site plan.](#)

- e. The steps in the front yard cannot exceed 30 inches above the adjusted grade elevation of the lot and cannot exceed a projection of 25% of the required yard.

[Response: The steps on the front yard were lowered so it doesn't exceed 30 inches above adjusted grade and the location of the entrance has been changed so that the stair projection doesn't exceed 25% of yard. Please refer to site plan.](#)

1. PLANNING LANDSCAPE REVIEW

- a. Comments: Provide a Hardscape Plan indicating materials to be used, finishes, and patterns.

[Response: Hardscape plan provided in landscape plans.](#)

1. DRB Admin Review

- a. Page 1 of Application: Property Owner Information must be filled out.

[Response: Property owner information was filled out.](#)

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

[Response: The owner is an LLC, not a trust. Find the information filled out on page 6.](#)

- c. Page 1 of Application: Correct and submit to include File Number. (DRB24-1019)

[Response: File number was included in page 1.](#)

- d. Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.

[Response: Files will be less than 25 M](#)

- e. Page 3 of Application: Correct date

[Response: Date was corrected for the date it was signed.](#)

- f. Page 1 of Application: Applicant Information (if different than owner) must be filled out.

[Response: Applicant's information is the same as owner's.](#)

- g. Submit owners mail labels in Excel.

[Response: Find the mailing labels in excel in the final submittal documents.](#)

- h. Submit signed and seal Survey.

[Response: Find the signed and seal survey in the final submittal documents.](#)

- i. Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

[Response: The compensated lobbyist is registered with the city Clerk.](#)

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- j. Submit signed and seal Architectural Plans.
[Response: Find the signed and seal Architectural plans in the final submittal documents.](#)
- h. Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more.
[Response: Owner's information was filled out.](#)
- i. Page 1 of Application: Property Information – Please attach Legal Description as "Exhibit A".
[Response: Find Property Appraiser Summary Report in the final submittal documents.](#)

End of Document

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