



3. DESIGN RECOMMENDATIONS

a. Staff recommends that the projecting overhang on the required front yard be recessed. As proposed, is imposing on the front yard facing the ROW and not compatible with the surrounding homes. See review criteria 7.2.2.3.2.E

4. ZONING COMMENTS

a. Lot coverage: the portion of the open terrace in front of the kitchen and family room windows that exceed 5 FT in projection shall be included in lot coverage calculations and diagrams. Per section. 7.2.2.3.b.7

b. Understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. Provide an interior elevation for the wall that divides the parking area and pool area. on plans clarify what type of wall is this.

c. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.

d. At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement; adjusted Grade, means the midpoint elevation between grade and the minimum required floor elevation for a lot. Provide values on zoning data and sections. If the water portion is counting towards the required open space demonstrate compliance on the building section.

e. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department that identifies the future crown of the road.

f. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the paver finish at the understory level.

g. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section. Provide driveway material finish.

h. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above. Provide screen details, height dimensions on sections and update elevations, renderings es applicable.

5. Notes

a. All variances and waivers needs to be identified in the LOI.

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.

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2. DRB - Planning Review - Not Required

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3. DRB - Planning Admin Review - Fail

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Comments: Submit owners mail labels in Excel.

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

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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.

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