

PLAN CORRECTIONS REPORT (DRB24-1045)

PLAN ADDRESS: W 437 W 31 St
Miami Beach, FL 33140-3937

PARCEL: 0232270010661

APPLICATION DATE: 08/02/2024

SQUARE FEET: 0

DESCRIPTION: request for design review of single-family home with understory and front setback variance and waivers

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Mickey Marrero

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Benjamin Sherry

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Plan Review

Version: 1

Date Received: 08/19/2024

Date Completed:

1. DRB - Planning Review - Fail

Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov

Comments: Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS): 09/08
Notice to proceed issued: 09/18
Agenda finalized & all fees paid by: 09/20
Tentative DRB meeting agenda date: 11/05

Draft Notice:

DRB24-1045. 437 W 31 STREET: An application has been filed requesting Design Review Approval for the new construction of a two-story residence with an understory, a variance to reduce the front setback, including one or more waivers, to replace an existing residence ?.

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

1. APPLICATION COMPLETENESS

- Include the cost of estimate under a separate cover or in the letter of intent.
- The property owner information, total gross floor area, and total area of new construction shall be completed in the land use board application.
- A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.
- Provide Required yards section drawings from property line showing elevation heights.
- Provide Pool equipment location.
- Provide an original signed & sealed survey, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 1.2.1 of the City Resiliency Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. Without this the application cannot move forward; the survey provided shows an existing house, the application also states that there is an existing building and per LOI the site is a vacant lot. All information shall be consistent in the application materials.
- The front yard required open space shall be counted from the 15 FT proposed setback with variance not the standard 30FT; revise calculations and if is not complying with code a variance shall be requested.
- Lot area from survey shall be consistent with Zoning Data.
- LOI: Respond to Design Review Criteria, Section 2.3.3.1
- LOI: Clarify that two waivers are being requested for each side (east and west) related to the Two-story side elevations, without incorporating additional open space.
- LOI: At least 35 percent (35%) of the second floor along the front elevation shall be set back a minimum of 5 feet from the minimum required setback. As presented the walls framing the recessed balcony and the overhang requires a waiver, include this request.
- The context location plan shall consist of a minimum 8.5" x 11", color aerial, within a ½ mile radius, identifying the site and showing the name of the streets. The map provided is only showing the east side of the radios.
- Demolition Plans (Floor Plans & Elevations with dimensions) shall be submitted.
- LOI: respond to Design Review Criteria section 2.5.3.1
- Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).
- Print one set at 11X17 and revise text, dimensions for legibility, adjust accordingly.
- Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.
- In addition to the materials and reference board, provide colored elevations or rendered elevations (maximum 2 per page) with the materials proposed and the corresponding labels on the façade location.

2. ARCHITECTURAL REPRESENTATION

- Include the cost of estimate under a separate cover or in the letter of intent.
- Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
- Final submittal drawings need to be DATED, SIGNED AND SEALED.
- Required/provided setbacks shall be shown on all floor plans, elevations and sections, any projections into the setbacks shall be dimensioned.
- Site plan: show/clarify where the proposed walls/fences start and end, provide height from grade and setbacks if applicable. The proposed fences and walls shall comply with section. 7.2.2.3.b.12.H. Provide detailed elevations on a separate page with material, colors and height dimensions from grade for the two fronts fences. (W 30th Street and Royal Palm Ave.)
- Zoning Data: maximum height for flat roof is 24 not 27. Revise.
- Front overhang projection cannot exceed 25% of the front yard, in this case, it should be measured from the 15 FT setback, provide calculations and projection dimensions. Update renderings accordingly.

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 flood 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.

2. DRB - Planning Review - Not Required

Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

3. DRB - Planning Admin Review - Fail

Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov

Comments: Submit owners mail labels in Excel.

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

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.
