



Project name: New private residence.

Address: 2334 Alton Road

MIAMI BEACH FL, 33140.

Process#: BR2207342

05/17/2024

BOARD REVISION

Dear Sirs,

The following is to address the pending comments.

DRB Plan Review - Fail

Giselle Deschamps

email: giselledeschamps@miamibeachfl.gov

PLANNING DEPARTMENT

Staff First Submittal Comments Design Review Board

Final Submittal & Formal Submittal (CSS): 05/05

Notice to proceed issued 05/15

Agenda finalized & all fees paid by: 05/17

Tentative DRB meeting agenda date: 07/02

1. APPLICATION COMPLETENESS

- a. 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: Information provided as requested.

- b. The key directional plan of the surrounding properties shall include a number to identify the sites in each photograph.

Response: Information provided, please refer to sheets A-4.4 and A-4.5.

- c. Provide color renderings in the architectural set.

Response: Color renderings from northeast and southwest to addition provided please refer to sheet A-18.

- d. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).

Response: Information provided. Please refer to sheet A-1.3.

- e. A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.

Response: Information provided. Please refer to sheets and A-1 and A-2.2.

- f. Provide a waiver diagram identifying the waiver requested for the additional open space requirement for the side yard. Dimension the required side elevation of 60' and the proposed side elevation on the north side.

Response: Diagram provided. Please refer on sheet A-2.2.

2. ARCHITECTURAL REPRESENTATION

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

Response: Please refer to the estimate cost requested in the letter of intent.

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

Response: Understood. Provided.

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

Response: Understood. Provided.

3. DESIGN RECOMMENDATIONS

Response: The proposed addition was designed with the intention to respect the existing structure of the residence while satisfying our clients need. We understand that it bring us to request a DRB approval, but nevertheless the only noncompliant detail is that of the difference between our existing/proposed North 5' additional side setback from the required 8' additional side setback.

4. ZONING COMMENTS

- a. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard.

Response: Understood. Approval being pursued via DRB.

-Waiver Requested as per 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.

Response: Understood.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY

Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer.

The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A
LOI Letter of Intent
Checklist Pre-application Checklist
Labels Mailing Labels, List of Property Owners, Certified Letter and Map
BTR Copies of Previous Business Tax Receipts (N/A)
Survey Recent Signed and Sealed Survey
Plans Architectural Plans and Exhibits
Landscape Landscaping Plans and Exhibits (N/A)
HRR Historic Resources Report (N/A)
Microfilm Building Card and Microfilm
Traffic Traffic Study (N/A)
Sound Sound Study (N/A)

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Response: Understood. All the information provided as requested.

2. Planning Landscape Review - Pass

Philip Byrnes

Email: PhilipByrnes@miamibeachfl.gov

3. DRB Admin Review - Fail

Gabriela Freitas

Email: gabrielafreitas@miamibeachfl.gov

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

Response: Understood files now provided separately so that they don't exceed 25M as requested.

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: No Lobbyist registered, we will talk as Architects of record. Please advise if this suffices.

Page 1 of Application: Correct and submit to include File Number.

Response: Provided.

Submit owners mail labels in Excel.

Response: Provided as requested.

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: Understood. Please refer to page 5 for indicated representative.

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: Understood.

Thanking you all once again for your time, if I can be of any additional assistance, please do not hesitate to contact my office.

Juan E. Berry AIA
Berry Design Studio Inc.
2640 South Bayshore Drive
Suite 301
Miami, Florida 33133
juan@berrydesignstudioinc.com