

PB18-0222 – Lot Split Application
10, 11, 12 Star Island Drive, Miami Beach

Narrative Responses to Staff Comments:

1. Energov/cap Include all the addresses related to this project 10, 11 and, 12 Star Island Dr.
Applicant Response: Applicant has been unable to edit the address information in the CAP/Energov system and will work with staff to resolve.
2. Survey: Provide the existing conditions survey with all lots together, it should be recent signed and sealed and must state the Lot area.
Applicant Response: A recent signed and sealed survey showing all lots together is provided with this resubmittal.
3. Survey/Plans: It seems that the existing dock will not meet setbacks if divided, it should be removed or reconfigured to comply with code please clarify this on the site plans.
Applicant Response: The plans have been revised to include a note indicating that prior to the conveyance of Lot 12 as an individual lot, the dock will be reconfigured to comply with all applicable setback regulations.
4. Subject to the review and approval of the CMB Urban Forester, Planning staff will recommend that every effort shall be made to preserve and protect existing canopy shade trees on site. Any proposed building footprint and hardscape site plan components inclusive of walkways and driveways, shall be designed around the root zone of existing specimen size canopy shade trees, regardless of tree species. Applicant shall seek a variance from Miami Dade County Department of Environmental Resources Management in order to retain any existing invasive specimen canopy shade tree which is identified to be in good condition.
Applicant Response: The Applicant will work closely with staff regarding the preservation of existing canopy shade trees on site.
5. Please provide a narrative, responding to these comments with any resubmittal.
Applicant Response: Completed.