



MAY 10<sup>TH</sup>, 2021

**DRB APPLICATION #:  
DRB21-0675**

**4-6 STAR ISLAND**

<p><b>DRB ZONING REVIEW</b>          REVIEWER : Irina Villegas (4/30/2021)  <a href="mailto:ivillegas@miamibeachfl.gov">ivillegas@miamibeachfl.gov</a></p>	
<p>1. Per section 142-105(b)(3), three lots cannot be aggregated in SFR districts. Provide legal evidence showing when the lots were aggregated.</p>	<p>Response: Documentation was provided with this resubmittal.</p>
<p>2. Revise lot coverage calculations. All enclosed, air conditioning areas at second floor over terraces or open areas must be counted in lot coverage. Revise main home, guest house.</p>	<p>Response: The lot coverage calculation on sheet A0.31 has been updated and the lot coverage on the guesthouse was corrected</p>
<p>3. Required open space in the front yard (30'-0") is 70%, not 50%.</p>	<p>Response: Agreed, that was a typo. We adjusted the percentage</p>
<p>4. Revise unit size calculations and diagrams. For the understory, all are including storage, mechanical rooms and garage area exceeding 600 sf must be counted in unit size. Include all air conditioning area in unit size. Stairs and elevator at the center shall be counted in unit size. Include all areas that do not comply with the 50% open walls.</p>	<p>Response: we included the understory in the unit size calculation and adjusted the diagram</p>
<p>5. Provide a diagram of the understory showing with a shaded diagram air-conditioned access area and indicate area calculation. Maximum area allowed for access stair, vestibule and elevators is 5% of the lot area.</p>	<p>Response: the diagram for the understory is now on sheet A0.33 and includes the information requested</p>
<p>6. Revise roof plan to show only areas that are part of the roof, except for the access stairs. Remove areas located on lower levels as they create confusion. Clearly note area of accessible roof deck surrounded by parapet or railings.</p>	<p>Response: All roof plans have been revised to only show the roof itself, with lower levels removed. Area of the accessible roof deck is indicated and dimensioned. Roof deck is surrounded by railings, as indicated. Please see A1.4a and A1.4b.</p>
<p>7. Stair bulkhead is not an allowable height exception above the roof. Only elevator and vestibule are allowed. Remove stair volume from roof.</p>	<p>Response: The stair volume has been removed from the main residence roof. The stair is now open air and uncovered. Please see A1.4a and A3.1.</p>

<p>8. Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be setback a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways. Provide a diagram showing compliance or request a variance is required. Show all areas that do not comply with this requirement.</p>	<p>Response: please see diagram on sheet A0.33 which shows that we have setback the understory where the understory is visible. There are areas that could not be setback because there is either earth or waterfeatures adjacent and we are not able to setback. LOI has requested the waiver.</p>
<p>9. Variance diagrams showing all variances requested shall be provided. Variance for the driveway width applies to each driveway. Therefore 2 separate variances are required for each driveway.</p>	<p>Response: the south driveway was reduced to 18' and we are requesting a driveway variance for the central driveway. We have provided a diagram on sheet A0.01c</p>
<p>10. Provide a roof plan showing area of the accessible roof deck. Indicate outline of the exterior walls below. The accessible roof deck shall be setback 10'-0" from the exterior wall below along the side yard. Based on page A0.31, the project does not comply.</p>	<p>Response: The accessible 1,215 sq. ft roof deck is now shown on A1.4a and A1.4b. The outline of the exterior walls below is now indicated in blue dashed lines. The roof deck is now setback 10'-0" from the exterior walls below, please see dimensions for this area on A1.4a and A1.4b.</p>
<p>DRB PLANNING REVIEW  REVIEWER : Fernanda Sotelo (4/30/2021)  <a href="mailto:FernandaSotelo@miamibeachfl.gov">FernandaSotelo@miamibeachfl.gov</a></p>	
<p>1. APPLICATION COMPLETENESS</p> <ul style="list-style-type: none"> <li>a. Revise LOI to include all requested variance, waivers and understory review - which is not a variance</li> <li>b. Missing Microfilm / original building card</li> <li>c. Missing Checklist</li> <li>d. Provide information and details of when lots 4 and 5 were aggregated.</li> </ul>	<p>Response:</p> <ul style="list-style-type: none"> <li>a. LOI has been revised</li> <li>b. Microfilm has been submitted</li> <li>c. Checklist was submitted the first time but we submitted it again.</li> <li>d. Documentation was provided with this resubmittal.</li> </ul>
<p>2. ARCHITECTURAL REPRESENTATION</p> <ul style="list-style-type: none"> <li>a. General comment: Sheets A0.3X's are organized in descending order – correct</li> <li>b. General Comment for all Diagrams – Increase text size and include North Arrow</li> <li>c. Lot Coverage – projecting enclosed 2nd floor space at NE front building shall count in lot coverage.</li> <li>d. Unit Size, Understory Level – elevators and enclosed entrance vestibules are to count</li> </ul>	<p>Response:</p> <ul style="list-style-type: none"> <li>a. corrected</li> <li>b. corrected</li> <li>c. corrected on sheet A0.31</li> <li>d. corrected on sheet A0.33</li> </ul>

<p>in unit size; enclosed non-air-conditioned parking and storage spaces that beyond the 600 SF are to count in unit size.</p> <p>e. Unit Size, Understory Level – include the outline of building footprint above</p> <p>f. A0.36 – Rear Yard Pervious Open Space Diagram – when pool is located above adjusted grade, only 50% of pool water SF is counted for open space; revise graphic to only hatch what is being calculated for clarity</p> <p>g. General Floor Plan Comment – Maintain same orientation on sheet and include entire site for each floor plan; remove grid lines; dimension building volumes; increase text; show setbacks as red dashed line; include property lines</p> <p>h. A1.0 Site plan – include elevations of site elements</p> <p>i. A1.1 Understory – show entire site; enhance line of slab above</p> <p>j. The understory walls are to be non-supporting breakaway walls with 50% open on each side</p> <p>k. Show area of enclosed, air-conditioned entrance vestibule; note sf and percentage in relation to lot area – should be no greater than 5% of lot area</p> <p>l. Driveway exceeds 18’ – variance required</p>	<p>e. corrected on sheet A0.33</p> <p>f. corrected on sheet A0.37</p> <p>g. Drawings have been revised to maintain the same orientation on sheets. Please see our revised Site Plans (sheets A1.0a - A1.0f) which were rotated to be consistent across the project. Sheets A1.0b - A1.0f have been added in order to include the entire site for each floor plan. Gridlines have been removed from all drawings. Building volumes are now dimensioned. Text size has been increased. Setbacks are now shown with red dashed lines. Property lines are now included, also in red.</p> <p>h. Spot elevations have been added to the Site Plan, please refer to sheet A1.0a for the updated drawing. For additional spot elevations, please refer to LG.100 Grading Plan.</p> <p>i. A new sheet has been added in order to show the understory plan with the entire site included, please refer to A1.0b. The line of slab above has been enhanced. The line of enclosure above is now shown in blue dashed line for clarity. For an enlarged plan of the Understory with additional dimensions and information, please refer to A1.1.</p> <p>j. We are requesting a waiver from this section of the code</p> <p>k. see sheet A0.33</p> <p>l. a variance is being requested for the central driveway</p>
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<p>m. All allowable exterior walkways and driveway within front and side yards shall be of semi-pervious material</p> <p>n. Show the 5' understory edge; and compliance with section 142-105(b)(d)10. Or request a variance</p> <p>o. Elevations: Elevations should include: CMB Grade (as identified in survey per Sec. 114-1. Definitions), adjusted grade, understory elevation; BFE (Per FEMA is 10", verify), Freeboard, FF1, FF2, Top of Flat Roof; Mid Point of Slope; top of elevator bulkhead</p> <p>p. Elevations: Maximum allowed height for flat roof is 28' as measured from BFE + 5' freeboard (FB); project is proposing a FF1 at 16'</p> <p>q. Elevations: Provide a dimension for height, from DFE to top of roof slab (highest roof slab); also dimension from top of roof elements that exceed, ie. Curb, parapets, elevator bulkheads, etc...</p> <p>r. Pool Bathroom structure to be considered</p> <p>s. Flat roofs cannot be higher than 28', sloped roofs can be 31 feet, measured from DFE/ or BFE_5' to mid point of slope</p> <p>t. Stair bulkhead is not an allowable encroachment</p> <p>u. Missing Yard diagrams</p> <p>v. Missing waiver and variance diagrams</p>	<p>m. All pavement within front and side yards are semi-pervious stone materials.</p> <p>n. shown on sheet A0.33, waiver is being requested</p> <p>o. All elevation drawings have been updated with the requested levels indicated. Please see A2.0, A2.1, A4.3, A4.4, A5.3, and A5.4 for updated elevation drawings.</p> <p>p. On the main residence, the top of the highest flat roof is at 27' as measured from freeboard. The project is proposing a FF1 at 16', but we are measuring all heights now on our drawings starting at freeboard (15'). Please see A2.0 and A2.1 for updated main residence elevations.</p> <p>q. Dimensions have been added to elevation drawings which provide distance from DFE to top of highest roof. The distance from DFE to the top of highest roof is 27'. Additional dimensions have been added for roof elements that exceed such as curbs, parapets, and elevator bulkheads. Please see A2.0, A2.1, A4.3, A4.4, A5.3, and A5.4 for updated elevation drawings.</p> <p>r. pool bathroom is located under the house at ground floor</p> <p>s. On the main residence, the top of the highest flat roof is at 27' as measured from BFE_5'. The mid point of the highest sloped roof is at 31', as measured from BFE_5'. Please see A2.0 and A2.1 for updated main residence elevations.</p> <p>t. The stair bulkhead has been removed from the main residence roof. The stair is now open air and uncovered. Please see A1.4a and A3.1.</p> <p>u. yard diagrams are shown on the landscape plans sheet LH-500</p>
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<ul style="list-style-type: none"> <li>w. Include a diagram dedicated to understory, elevation and plan, noting noncompliance</li> <li>x. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.</li> <li>y. Final submittal drawings need to be DATED, SIGNED AND SEALED.</li> </ul>	<ul style="list-style-type: none"> <li>v. waiver and variance diagrams are shown on sheets A0.01a, b, and c</li> <li>w. see sheet A0.33</li> <li>x. These notes were added to cover page</li> <li>z. understood</li> </ul>
<p>3. DESIGN RECOMMENDATIONS</p>	
<p>4. ZONING COMMENTS</p> <ul style="list-style-type: none"> <li>a. LOI Identifies the following variances: <ul style="list-style-type: none"> <li>i. North Interior Side yard setback</li> <li>ii. Sum of the side yard setbacks</li> <li>iii. Elevator bulkhead height – 13'</li> <li>iv. Driveway Width – 24' where 30% of lot width, no greater than 18' is required</li> <li>v. Front Fence height of 10'</li> </ul> </li> <li>b. Refer to comments from Irina Villegas for additional zoning comments and variances identified</li> <li>c. Understory review</li> <li>d. Waiver for elevator location; per Sec. 142-105(b)(7) – shall be located as close to center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.</li> <li>e. Potential waiver for two-story side (south) elevation exceeding 60' in length, per section 142-106(a)(2)d.</li> </ul>	<p>Acknowledged. Requests and LOI have been updated accordingly.</p>
<p>PLANNING LANDSCAPE REVIEW  REVIEWER : Enrique Nunez (4/30/2021)  EnriqueNunez@miamibeachfl.gov</p>	
<p>1. Refer to the Chapter 126 minimum landscape requirements.</p>	<p>Response: The updated landscape plans and legend have reflected the minimum landscape requirements from Chapter 126.</p>
<p>2. Revise the landscape plans and landscape legend form as follows:</p> <ul style="list-style-type: none"> <li>a. 120,000 s.f. lot requires a minimum of 119 lot trees.</li> <li>b. 300 linear foot street frontage requires a minimum of 15 street trees.</li> <li>c. 134 total trees require a minimum of 1,608 shrubs and 160 large shrubs.</li> </ul>	<p>Response:</p> <ul style="list-style-type: none"> <li>a. Legend revised to show 119 required lot trees.</li> <li>b. Legend revised to show 15 required street trees.</li> <li>c. Legend revised to show 1,608 required shrubs and 160 large shrubs.</li> </ul>

<p>3. Replacement/mitigation trees are credited towards the minimum number of lot trees. List the replacement trees in the plans.</p>	<p>Response: Replacement trees are credited towards the minimum required lot trees and are included in the plant list.</p>
<p>4. Shrubs and groundcovers are prohibited from the right of way.</p>	<p>Response: Shrubs and groundcovers are removed from the right of way in the updated plans.</p>

<p>DRB ADMIN REVIEW  REVIEWER : Monique Fons (4/30/2021)  MoniqueFons@miamibeachfl.gov</p>
<p>5. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 5/17/2021</p> <ol style="list-style-type: none"> <li>1. Advertisement - \$1,544</li> <li>2. Posting - \$103</li> <li>3. Mail Label Fee (\$5 per mailing label)</li> <li>4. Courier - \$ 70</li> <li>5. Board Order Recording - \$ 103</li> <li>6. Variance(s) - \$772 p/variance</li> <li>7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft</li> </ol> <p>Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 5/19/2021</p>
<p>6. In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 5/10/2021, before 12 p.m. (Tardiness may affect being placed on the agenda):</p> <p>Please leave your original package with Central Services on the first floor of City Hall.</p> <p>NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.</p> <ul style="list-style-type: none"> <li>• One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).</li> <li>• One (1) original Letter of Intent.</li> <li>• One (1) original set of architectural plans signed, sealed and dated. (11x17)</li> <li>• One (1) original signed, sealed and dated Survey. (11x17)</li> <li>• Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and</li> </ul>

Labels CD done with the proper Excel format specified by the Planning Department.

- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).

A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted.

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. (Attn: Planning Department – Monique Fons)

Please email label documents in excel format.

Should you have any further questions, please contact me. [moniquefons@miamibeach.gov](mailto:moniquefons@miamibeach.gov)