

## REVISION NARRATIVE

August 02, 2021

TO FERNANDA SOTELO - CITY OF MIAMI BEACH PLANNING & ZONING  
RE 114 WEST SAN MARINO DR. MIAMI BEACH, FL 33139

Dear Fernanda Sotelo,

Included please find Comment Response Narrative for **114 West San Marino Drive**. Please note the plans have been revised and submitted for the Final DRB Submittal dated 08/02/2021. Thank you very much for your assistance and please contact us with any questions or concerns.

Sincerely,

Blaze Makoid  
Founding Partner, AIA, NCARB

## DESIGN REVIEW BOARD - RESPONSE TO FIRST SUBMITTAL COMMENTS

DRB Number: DRB21-0709

ADDRESS: 114 WEST SAN MARINO DR. MIAMI BEACH, FL 33139

FINAL SUBMITTAL FOR 10/05/2021 HEARING

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### 1. APPLICATION COMPLETENESS

a. Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover.

Please refer to LOI for construction cost valuation.

### 2. ARCHITECTURAL REPRESENTATION

a. Revise Lot coverage calculations. Not correctly calculated; offset 5' from exterior walls. ie. Walls of bathroom, storage, and solid wall along south property line; the remainder is calculated - will increase lot coverage.

Lot coverage has been revised. Please refer to sheet A-006 for reference.

b. Revise front yard calculations for required front yard of 30'.

Front yard calculations have been revised for required front yard of 30'. Please see sheet A-010 for reference.

c. Proposed DFE 10'. Revise yard sections to comply with Sec.142-105 (b)(8) Exterior building and lot standards. Confirm the following calculations and revise as needed if incorrect:

- i. Front Yard: Min, 6.560' | Max. 7.625' NGVD
- ii. Rear/Waterfront: 6.560' | 10' NGVD
- iii. Interior: Min. 6.560' | 7.140' NGVD

Calculations have been revised to comply. Please see level markers on Site Plan A-100 and Yard Section drawings on A-301 and A-302 for reference.

d. Revise yard section fences to comply with section 142-106 (b) (7) Fences, walls, and gates.

Fences have been revised to comply. Please see Yard Section drawings on A-301 and A-302 for reference.

e. Add "FINAL SUBMITTAL" to front cover title for heightened clarity for reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

"Final Submittal" has been added and every sheet dated with the final submittal date. Please refer to Cover page and submitted set for reference.

### 3. DESIGN RECOMMENDATIONS

a. Staff recommends including in the site design a separate gate and pathway for pedestrian access from street to residence.

Separate gate and pathway exist on the Northern end of the property. Please see Site Plan sheet A-100 for reference.

### 3. ZONING COMMENTS

a. Yards shall comply with minimum and maximum yard elevations as identified in Section 142-105 (b) (8) Exterior building and lot standards.

Yards have been revised to comply with minimum and maximum yard elevations. Please see Site Plan sheet A-100 and Yard Sections A-301 and A-302 for reference.

b. Proposed fences shall comply with the section 142-106 (b)(7) Fences, walls and gates.

Fences have been revised to comply. Please see Yard Section drawings on A-301 and A-302 for reference.



August 2<sup>nd</sup>, 2021

## RESPONSE TO DRB21-0709, CITY OF MIAMI BEACH

Job address: W 114 San Marino Dr, Miami Beach, FL 33139

### COMMENTS:

#### 1) APPLICATION COMPLETENESS

a. Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover

#### 2) ARCHITECTURAL REPRESENTATION

a. Revise Lot coverage calculations. Not correctly calculated; offset 5' from exterior walls, ie. Walls of bathroom, storage and solid wall along south property line; the remainder is calculated – will increase lot coverage

b. Revise front yard calculation for required front yard of 30'

c. Proposed DFE 10'. Revise yard sections to comply with Sec. 142-105 (b)(8) Exterior building and lot standards. Confirm the following calculations and revise as needed if incorrect :

i. Front Yard: Min. 6.560' | Max. 7.625' NGVD

ii. Rear/ Waterfront: 6.560 | 10' NGVD

iii. Interior: Min. 6.560 | 7.140' NGVD

d. Revise yard section fences to comply with section 142-106(b)(7) Fences, walls and gates.

e. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

#### 2) DESIGN RECOMMENDATIONS

a. Staff recommend including in the site design a separate gate and pathway for pedestrian access from street to residence.

#### 4) ZONING COMMENTS

a. Yards shall comply with minimum and maximum yard elevations as identified in Section 142-105 (b)(8) Exterior building and lot standards.

b. Proposed fences shall comply with section 142-106(b)(7) Fences, walls and gates.

Office: +1 (786) 536-6076  
Cell: +1 (786) 253-7017

@cladlandscape  
www.cladlandscape.com  
info@cladlandscape.com

8020 NE 4th Ave.  
Studio 113  
Miami, FL 33138

Response:

The landscape plans were adjusted accordingly based on the revised architectural plans.

If you have questions or concerns regarding the landscape plans, please do not hesitate to contact me.



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**Carolina Monteiro, RLA**

CLAD, LLC

(786) 253-7017

[carolina@cladlandscape.com](mailto:carolina@cladlandscape.com)

Office: +1 (786) 536-6076  
Cell: +1 (786) 253-7017

@cladlandscape  
[www.cladlandscape.com](http://www.cladlandscape.com)  
[info@cladlandscape.com](mailto:info@cladlandscape.com)

8020 NE 4th Ave.  
Studio 113  
Miami, FL 33138