



ARCHITECT RUBEN TRAVIESO. AR0008229  
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## LETTER OF RESPONSE

August 17, 2021

City of Miami Beach Building Depart  
Planning Department

Project: Variance request for a street side setback on a single-family residence.  
Process No.: ZBA20-0123

Job address: 5860 La Gorce Drive, Miami Beach FL 33140.

Dear Planning Officer:

The purpose of this letter is a narrative addressing all comments from the plan correction list.

- Comment 1:  
Are the AC units existing or proposed? if they are existing, proof of permit will be required. if they are proposed, they will need a variance for their proposed location.
- Response:  
AC compressors have been relocated to comply with new setbacks. See updated site plan.
- Comment 2:  
The application was not submitted. Only one page of the application has been submitted. the entire application must be provided. Application does not open and needs to be correctly uploaded.
- Response:  
See attached pdf file, complete, notarized, 8 pages application.
- Comment 3:  
A front yard open space diagram is required.
- Response:  
See CVGE / Yard Diagram with revision cloud 2 on updated site plan.



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- Comment 4:  
Plans must remain together as one document. when uploaded revised sheets, please make sure the entire plan package is uploaded together, not individual sheets.
- Response:  
A-01 is one pdf file and, a separate pdf file has L1 and L2 joined together. A and L sheets can't be joined in one pdf due to they are digitally signed by different professionals. When pdfs signed by different professionals are merged into one binder, it removes the electronic seal.
- Comment 5:  
The letter of intent must list the variances being requested. Please update the letter to list the specific variances or add an addendum listing the variances. Each section that you are requesting relaxation from is a separate variance. For example, the interior side yard setback for the addition is one variance, the carport is one variance, and the AC units are a separate variance.
- Response:  
See attached updated letter of intent.
- Comment 6:  
Sheet A.01 has been revised but the setbacks have been removed.
- Response:  
This was a technical error, has been fixed on the updated site plan.
- Comment 7:  
Rear yard open space and diagrams are required. This is not correct. The rear yard diagram should only be calculated using the required rear yard. The diagram does not show the setback of the rear yard.
- Response:  
See CVGE / Yard Diagram with revision cloud 2 on updated site plan.
- Comment 8:  
Application and label documents are missing and must be uploaded for further review. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/11/2021.



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- Response:  
We need assistance in how to address this comment.
- Comment 9:  
The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126.  
Include standard CMB Landscape Legend on plans.
- Response:  
See attached L1 and L2 plans.
- Comment 10:  
Provide a Tree Report prepared by a certified Arborist for any non-invasive canopy shade trees scheduled for relocation or removal.
- Response:  
See attached arborist report.
- Comment 11:  
Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6" or greater in private property and 3" DBH or greater in the public row.
- Response:  
See attached tree survey.

Best regards,  
Ruben Travieso R.A. 008229

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