

Holland & Knight

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October 11, 2021

ELECTRONIC DELIVERY

Mr. Michael Belush
Chief of Planning and Zoning, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: 27 Star Island Drive - File No. DRB21-0733
Response to Staff's First Submittal Review Comments Dated October 1, 2021**

Dear Mr. Belush:

Please accept this letter on behalf of Starboard Florida IV, LLC (the "Applicant") as the narrative response to Staff's First Submittal Review Comments dated October 1, 2021 in connection with Application File No. DRB21-0733 (the "Application"). The Applicant's responses are as follows:

I. Zoning Review

1. The maximum height allowed for the building is 28'-0'. Clarify the building height indicated at 28'-2". Page A-2. Revise elevation details.

Response: Roof Elevations were corrected to show 28'-0" roof height, wherever it appears in the drawings.

2. Clearly indicate the building permit pages provided are for reference only and are not part of the scope of work proposed in this application.

Response: Notes have been added to the applicable pages indicating which pages are for reference and from the As-Built permit drawings. These reference sheets are: Cover,

architectural sheets A-0.2, A-1.32, A-2.11, A-2.12, A-2.13, and landscape sheets L100, L300, L301, L302, L400, L401, L402, and L403.

II. Plan Review

1. Provide estimate construction cost in LOI or under separate cover.

Response: The estimated construction cost is \$100,000.

2. Provide existing roof top plan and elevations for clarity of what is existing vs. what is proposed.

Response: Please see pages A-1.32, A-2.11, A-2.12, and A-2.13 from the approved As-Built permit drawings. Please note that these pages were included for reference only and does not represent the scope of work entailed in the requested variance.

3. Include in elevations the basic datums: CMB grade, Finished first floor, Top of Roof Slab.

Response: Please see A-2, where the requested data were added to the elevation.

4. Missing material board.

Response: Please see A-6 for the material board.

5. 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.

Response: Please see cover and titleblock on all pages for the date reflecting the Final Submittal date of October 11, 2021.

III. Landscape Review

1. Refer to the Chapter 46 ordinance for the tree protection and tree replacement/mitigation requirements.

Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.

2. Refer to the Chapter 126 Landscape ordinance for the minimum landscape requirements and provide the CMB landscape legend form.

Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.

3. Revise the landscape plans and provide the correct CMB legend form (required column) as follows:

- a. 40,190 s.f. lot requires 40 lot trees minimum.
- b. 100 l.f. frontage requires 5 street trees minimum.
- c. 45 total trees maximum x 12 = 540 shrubs minimum and 54 large shrubs minimum.
- d. Note that palms do not count towards the minimum number of required lot and street trees.

Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens, Esq.

Enclosures

cc: Vanessa Madrid, Esq.