

SUNSET ISLAND RESIDENCE

W 1745 W 24 St Miami Beach, FL 33140-4528

FILE NO. DRB21-0759


FINAL SUBMITTAL: 12/06/2021

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TRADES	REVIEWER	COMMENT	RESPONSE BY	PAGE	RESPONSE	STATUS
DRB Zoning Review		APPLICATION COMPLETENESS				
		1Provide estimate construction cost in LOI or under separate cover.	ARCHITECT	N/A	Please refer to attached Construction Cost Estimate prepared by General Contractor.	CLOSED
		2Unit Size, covered porch at first floor front entrance does not count in unit size as it is not enclosed.	ARCHITECT	A-01, A-09	Unit size diagram and area has been revised, front covered porch has been discounted.	CLOSED
		3Lot coverage – revise for outdoor covered areas – offset five feet from exterior walls does not count, the area beyond the 5’ does count. Reverse hatch.	ARCHITECT	A,01-A-11	Lot coverage diagram and areas have been modified, and hatch reversed as requested.	CLOSED
		4Lot Coverage – trellis area does not count – only count solid cover. Again 5’ from exterior walls not to be included.	ARCHITECT	A,01-A-11	Lot coverage diagram and areas have been modified, and hatch reversed as requested.	CLOSED
		5Open space – front – pavers do not count, nor does are in between.	ARCHITECT	A-01, A-13	Open space diagram and areas have been modified. Pavers and lines in between have been discounted from total open space calculations.	CLOSED
		6Add “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.	ARCHITECT	G-01	Final Submittal has been added to cover page. All drawings are dated 12/06/2021	CLOSED
Planning Landscape Review		1Refer to the Chapter 46 Tree Preservation ordinance for tree protection and tree replacement/mitigation requirements based on total diameter of trees to be removed (sum of inches at DBH). Canopy area credits are not applicable.	LANDSCAPE ARCHITECT	LA.00, LA.01, LA.03	Only palms are proposed for removal and only palms are being mitigated as per Sec. 46-61. - Tree replacement. 1(c)The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH. (we are satisfying mitigation using only trees)	CLOSED
		2Label the replacement trees on the landscape plans and plant list.	LANDSCAPE ARCHITECT	LA.01, LA.03	Mitigation trees have been labeled on landscape plan and plant list	CLOSED
		3Proposed street trees must be clear of the visibility triangles. Street trees that cannot be planted in the right of way may be planted in private property within 7 feet of the street frontage.	LANDSCAPE ARCHITECT	LA.01	The proposed street trees are now clear of the visibility triangles	CLOSED
		4Provide the approved CMB Tree Protection Fencing detail. Plastic orange mesh is prohibited. Contact the Urban Forestry Division for tree permit requirements.	LANDSCAPE ARCHITECT	LA.03	The approved CMB Tree protection Fencing detail has been provided	CLOSED