

# PLAN CORRECTIONS REPORT (DRB21-0767)

**PLAN ADDRESS:** N 253 N Coconut Ln  
Miami Beach, FL 33139-5161

**PARCEL:** 0242050020160

**APPLICATION DATE:** 11/16/2021

**SQUARE FEET:** 0

**DESCRIPTION:** Design review approval of a single-family home.

**EXPIRATION DATE:**

**VALUATION:** \$0.00

## CONTACTS

### Name

### Company

### Address

Applicant

REINALDO BORGES [AR0016:

1627 Brickell Avenue Apt 2301 Miami, FL 33129-1251

Monika Entin

MHE Law PA

633 S. Andrews Avenue Suite 500  
Ft. Lauderdale, FL 33301

## Submittal Intake

**Version: 1**

**Date Received: 12/13/2021**

**Date Completed: 12/22/2021**

1. DRB Admin Review - Fail

Monique Fons Ph: email: moniquefons@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 12-22-21

Percentage for each trustee must be specified in Disclosure.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/10/22

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 1/12/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 1/3/22, before 12 p.m. (Tardiness may affect being placed on the agenda):

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.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and 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 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- NO COPIES NEEDED AT THIS TIME FOR DRB ONLY

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

(Attn: Planning Department – Monique Fons / Lizbeth Bueno)

Please email label documents in excel format.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov  
lizbethbueno@miamibeachfl.gov

2. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: Staff First Submittal Comments | FSC 12/23/21 Design Review Board

Final Submittal & Formal Submittal (CSS): 01/03/22, 12PM

Notice to proceed issued: 01/10/22

Agenda finalized & all fees paid by: 01/02/22

Tentative DRB meeting agenda date: 03/01/22

Drop Notice:

DRB21-0767 aka DRB19-0004, 6805-6988 Abbott Avenue and 6957-6965 Byron Avenue. An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new multi-story mixed-use residential and retail development, including one or more waivers.

\*Include a Narrative to comments

**DRAFT NOTICE:**

DRB21-0767, 253 North Coconut Lane. An application for Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence.

Provide construction cost evaluation in LOI or under separate cover

1. Provide Legal Description as a word file under separate cover. [Refer to the Legal Description provided under separate cover.](#)
2. Revise LOI to include the waiver(s) [Refer to revised LOI, including waiver for water feature where sod required for open space.](#)
3. Missing Original Building Card and microfilm for existing residence [Refer to the Building Card provided under separate cover.](#)
4. Use CMB Zoning Data Legend [Refer to pages A-005, A-006, and A-100 of the final Architectural Plans and additional narrative attached hereto.](#)
5. Open Space Diagrams - grade in-between pavers does not count towards pervious Areas. [Refer to page A-005 of the Final Architectural Plans and additional narrative attached hereto, as Exhibit A.](#)
6. Waiver#1 - Open space requirement for two-story side elevation exceeding 60'. Northeast interior side elevation open space has trellis area and water - must be open to sky and at least 50% sodded landscape [Refer to page A-100 & A-102 of the Final Architectural plans and Exhibit A.](#)
7. Waiver#2 - Open space requirement for two-story side elevation exceeding 60'. Southwest interior side elevation: open space is water; code requires 50% sodded landscape [Refer to page A-100 & A-102 of the Final Architectural plans and Exhibit A, attached hereto.](#)
8. Elevator vestibule should be no larger than 5'x5'. [Refer to page A-110 of the Final Architectural Plans and Exhibit A, attached hereto.](#)
9. Pool equipment pad and condensing units shall be at least 5' from the side yard setback, per Section 142-106(b)(13) Projections. [Refer to pages A-100 & A-102 of the Final Architectural Plans and Exhibit A, attached hereto](#)
10. Project shall comply with min. and max yard elevations. In building elevations, portions seem well below the min. required yard elevation of 6.56. Refer to section 142-105(b)(8) [Refer to pages A-300 - A-301 of the Final Architectural Plans and Exhibit A, attached hereto.](#)
11. Refer to section 142-105(b)(7) and (7) for height exceptions, specifically the allowable heights above the roofline for railings, parapet walls, etc. make sure all elements above main roofline comply with these sections and dimension them in elevations. [Refer to pages A-110, A-400, & A-401 of the Final Architectural Plans, and Exhibit A, attached hereto.](#)
12. Mechanical roof top area wall shall be no higher than 3'6" from main roofline [Refer to pages A-110, A-400, & A-401 of the Final Architectural Plans, and Exhibit A, attached hereto.](#)
13. 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. [Refer to the Coversheet, page A-000, of the Final Architectural Plans and Exhibit A attached hereto.](#)

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

**Final Submittal File Naming**

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is September 7, 2021 the file name would be '11-07- Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

3. Planning Landscape Review - Pass

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov



1111 Brickell Avenue  
10th Floor  
Miami, FL 33131  
Phone: 305-374-9216

### Respond to City of Miami Beach - DRB Zoning

**Project: CASA BAHIA**

**Address: 253 N Coconut LN. Miami Beach, FL. 33139**

**Master Permit: DRB21-0767 Folio Number: # 02-4205-002-0160**

No.	Comment	Referenced Sheet #	Reviewer	Responses
1	Use CMB Zoning Data Legend	A-005 / A-006 / A-100		Provided. Zoning information has been updated into Miami Beach Zoning Data Legend
2	Open Space Diagrams - grade in-between pavers does not count towards pervious Areas.	A-005		Provided. Grade in between pavers has been removed and pervious area re-calculated
3	Open space requirement for two-story side elevation exceeding 60'. Northeast interior side elevation open space has trellis area and water - must be open to sky and at least 50% sodded landscape	A-100 / A-102		Aluminum trellis has been removed (100% area open to the sky). Water feature to be precess under a waiver application
4	Open space requirement for two-story side elevation exceeding 60'. Southwest interior side elevation: open space is water; code requires 50% sodded landscape	A-100 / A-102		Water feature to be precess under a waiver application
5	Elevator vestibule should be no larger than 5'x5'.	A-110		Provided. Elevator vestibule has been adjusted to comply with 5'X5' dimensions
6	Pool equipment pad and condensing units shall be at least 5' from the side yard setback, per Section 142-106(b)(13) Projections.	A-100 / A-102		Provided. Condensing units and Pool Equipment has been updated to comply with 5' side yard
7	Project shall comply with min. and max yard elevations. In building elevations, portions seem well below the min. required yard elevation of 6.56. Refer to section 142-105(b)(8)	A-300 / A-301		Provided. Yard elevations are above 6.56' NGVD Min. yard elevations required
8	Refer to section 142-105(b)(7) and (7) for height exceptions, specifically the allowable heights above the roofline for railings, parapet walls, etc. make sure all elements above main roofline comply with these sections and dimension them in elevations.	A-110 / A-400 / A-401		Provided. All elements above main roofline comply height exceptions 142-105(b) and (7)
9	Mechanical roof top area wall shall be no higher than 3'6" from main roofline	A-110 / A-400 / A-401		Mechanical roof top area comply with maximum height 5'-0", under section 142-105(h) for height exceptions
10	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.	A-000		Provided. Front cover and general title block has been updated to "Final Submittal" and current date