

November 10, 2021
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: DRB21-0739 - Lot B
291 Palm Avenue
Miami Beach, FL, 33139-5141

Dear Plans reviewer,

Responses to the DRB comments are listed in RED. Please contact Matt Amster or Ethan Royal if there are further questions related to this submission.

DRB ZONING REVIEW

Entered 11/24/2021- Irina Villegas

Comments: Preliminary staff review indicates that the project needs at a minimum the following variances:

1. Revise letter of intent. Lot coverage proposed is larger than 30%. Required sum of the side yards is 21'-6".

RESPONSE: Noted

2. Revise grade elevation as the average of the elevation of the crown of the road on both center fronts- approximately 4.79'

RESPONSE: Revised grade elevation based on survey will be included in all plans for building permit. Grade and Adjusted Grade have been updated in zoning data on sheet A-011B. Note: the difference between 4.79' and 5' is only 2.5" and does not negatively impact any requests

3. Revise required side setbacks on zoning information. The required setbacks shall match the required sum of the side



setbacks with minimum 10'-0". If one of the sides is 10'-0", the other side must be 11'-6".

RESPONSE: Noted. See sheet A-013B for Variance Diagrams.

4. Revise unit size calculation. Only up to 500 sf of parking area can be discounted for unit size. Storage and access stair must count in unit size at first floor. The project exceeds 50% unit size.

RESPONSE: Noted. See sheet A-015B - A-016B for revised Unit Size diagrams.

5. The lot width for zoning setbacks cannot be rounded down to a lower entire number. It shall be rounded up to the next entire inch. The lot width for the site is 85'-10". The sum of the side setbacks shall be 21'-6".

RESPONSE: Noted.

6. Revise required front setback for the second floor on N Coconut Lane. The variance for the second-floor setback is incorrect. The required front setback for the second story is 40'-0".

RESPONSE: This comment and interpretation of front setbacks for this project was addressed with staff on 11/24/21. Please see sheet A-101A-A104A for building setbacks and the Variance Diagram on Sheet A-013A diagram.

7. Variance requested for terrace projection is not applicable, as determined by Michael Belush. The paving on the front is all considered a pool deck.

RESPONSE: Noted. See sheet A-013B for Variance Diagrams showing pool deck setbacks.

As submitted, preliminary staff review indicates that the project needs at a minimum the following variances:

1. A variance to exceed the maximum lot coverage.



RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

2. A variance to exceed the maximum unit size

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

3. A variance to reduce the required front setback of 20'-0" for a one-story on N Coconut Lane.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

4. A variance to reduce the required front setback of 40'-0" for the second story on N Coconut Lane

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

5. A variance from the sum of the side yards required.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

6. A variance from the interior west side yard required.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

7. A variance from the front setback of 30'-0" on Palm avenue.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

8. A variance from the required 10'-0" setback for pool and pool deck on Palm Avenue. Maximum Projection does not apply.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.



9. A variance from the required interior east side setback for pool on the east side

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

10. A variance from the required interior side setback for pool water's edge on the east side.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

11. A variance from the required interior side setback for pool on the west side.

RESPONSE: Noted. See sheet A-013B - A-014B for Variance Diagrams.

12. A variance to exceed the maximum elevation of 7.62' NGVD in the front yard on Palm Avenue to construct a pool and pool deck.

RESPONSE: Noted. See sheet A-013B for Variance Diagrams.

13. A variance to exceed the maximum elevation of 7.29' NGVD in the side yard to construct a pool.

RESPONSE: Noted. See sheet A-013B for Variance Diagrams.

14. A variance from the setbacks required for accessible roof deck on both fronts.

RESPONSE: Noted. See sheet A-014B for Roof Deck Variance Diagram.

15. A variance to exceed the maximum 5'-0" height from grade for a wall in the front yard on Palm avenue.

RESPONSE: The wall in the front yard is considered part of the pool safety barrier. Per Sec. 142-106.(b)(16)d. and shall not be less than 4' in height. Code does not stipulate that the



height of swimming pool barrier walls are calculated from grade.

DRB PLAN REVIEW

Provide estimate construction cost in LOI or under separate cover.

RESPONSE: See revised LOI

Missing existing structure original building card and microfilm

RESPONSE: Noted

END.

Sincerely

A handwritten signature in black ink, appearing to read 'E. Royal', with a stylized flourish at the end.

Ethan Royal
R&B

