



03-FEBRUARY-2023

Planning Department
City of Miami Beach

Project Address: 28 Star Island, Miami Beach, FL 33139
Process Number: DRB23-0909
Re: Response to DRB Staff Comments - Planning

1. APPLICATION COMPLETENESS

a. Provide a copy of the signed and dated checklist that was provided in the pre-application meeting.

RESPONSE: Checklist attached.

b. A separate signed and sealed survey shall be submitted that includes the lot area, grade elevation as defined in sec. 114-1 per Code, and B.F.E.

RESPONSE: Signed and sealed survey attached.

c. A copy of the original survey shall be included in the architectural set.

RESPONSE: Original survey has been included in the set. Refer to sheet A-01.

d. Provide the approved floor plans, unit size, and lot coverage calculations in the architectural set.

RESPONSE: Approved lot coverage calculations, unit size, and floor plans have been included in the set. Refer to sheet A-05 - A-11.

e. Provide a contextual elevation line drawing (corner to corner, surrounding properties) that shows the elevator with a 3' height increase.

RESPONSE: Context elevation has been included in the set. Refer to sheet A-19.

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.

RESPONSE: Cost estimate attached.

b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

RESPONSE: Both have been added in bold font. Refer to Cover.

c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

RESPONSE: Original plans and PDF have been dated and signed and sealed.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. The correct DRB file no. should be listed in the zoning data sheet (DRB23-0909).

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.

RESPONSE: DRB file number has been corrected. Refer to sheet A-03.