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VIA ELECTRONIC AND HARD COPY SUBMITTAL

January 9, 2023

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

Re: **DRB22-0900** - Narrative Responses to First Submittal
Comments for the Property Located at 700-710 82 Street,
Miami Beach, Florida

Comment 2.a. Checklist must be signed and dated
Response: Acknowledged.

Comment 2.b. Provide the City's Multi-Family Zoning Data
Sheet
Response: Acknowledged.

Comment 2.c. Site location needs to include photographs
of the surrounding properties in the rear
**Response: Acknowledged. Photographs will be included in
the Final Submittal Package.**

Comment 2.d. Include color photographs of the existing
interior spaces.
**Response: Acknowledged. Photographs will be included in
the Final Submittal package.**

Comment 2.e. Provide a demolition plan in the architectural
set.
**Response: Acknowledged. Revised plans are included in the
Final Submittal package.**

Comment 2.f. Checklist must be signed and dated
Response: Acknowledged.

Comment 2.g. Provide an exploded axonometric plan that shows the relationship between each floor level.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 2.h. Include a separate variance diagram that measures the ground floor level.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 2.i. Include the cost of estimate under a separate cover or in the letter of intent.

Response: Acknowledged. Letter of Intent has been revised to reflect the same.

Comment 2.j. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: Acknowledged.

Comment 2.k. Final submittal drawings need to be dated, signed, and sealed.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 3.a. The wood finish that is shown in the rendering is not consistent with the image of the wood finish in the exterior building elevations. The wood finish shall consist of a darker color selection to contrast the stucco finish.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.a. The elevation of the yard shall comply with sec. 142-155(a)(3). Provide the elevation of the yard on the site plan.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.b. Provide a detail section of the retaining wall that complies with sec. 142-155(a)(d).

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.c. The maximum lot coverage for a lot or lots greater than 65 feet in width shall not exceed 45 percent. In addition to the building areas included in lot coverage, as defined in section 114-1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. Please provide the material finish of the parking spaces for further review

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.d. All parking and driveways shall substantially consist of permeable materials.

Response: Acknowledged. Revised plans with permeable materials are included in the Final Submittal package.

Comment 4.e. Include a unit size breakdown that states the minimum and average unit size for each individual unit. The chart should include the unit number and the unit number should be labeled in the floor plans for clarity.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.f. The building elevations should note that the structure is being measured from B.F.E. plus four at 13.0 N.G.V.D.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.g. The portion of the structure that is above 50' shall be setback one foot for every one-foot increase.

Response: Acknowledged. Letter of Intent has been revised to include a variance request for the same.

Comment 4.h. In the RM-1, residential district, all floors of a building containing parking spaces shall incorporate residential uses at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives

Response: Acknowledged.

Comment 4.i. One-way driveway aisles shall have a minimum width of 11'. Please provide the width of the driveway from the northwest elevation.

Response: Acknowledged.

Comment 4.j. A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious area overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. Parking space no. 2 does not meet the minimum parking space dimensions.

Response: Acknowledged. Letter of Intent has been revised to include a variance request for the same.

Comment 4.k. Please clarify what is the "exterior" and "interior" portion of the individual units in the units matrix. Staff needs to determine that the individual units comply with the minimum and average unit size as specified in sec. 142-155(b).

Response: Acknowledged. Revised plans are included in the Final Submittal package. Letter of Intent has been revised to include a variance request for the same.

Comment 4.l. Provide the maximum projection of the balcony and planters on the second floor of the east elevation.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.m. Please specify the number of short- and long-term parking that is located on site.

Response: Acknowledged. Revised plans are included in the Final Submittal package. All parking shall be long-term parking.

Comment 4.n. The water feature is not an allowable height exception as per sec. 142-1161.

Response: Acknowledged. Revised plans are included in the Final Submittal package.

Comment 4.o. Provide a narrative with responses.

Response: Acknowledged.