PROJECT:	**6444, 6450, and 6470 Allison Rd**		
MASTER PERMIT #:	**PB23-0638**		
COMMENTS RESPONSES:	**REVISION DELTA #1 - CITY COMMENTS 12/01/2023**		
		ZONING REVIEW -12/01/2023	**RESPONSES**
	2	LOI: Note – the code has been updated please reference to the new Chapters questions and responds to Conditional Use Criteria review criteria- Section 2.5.4.2 a-.g and Section 7.1.2.4 a i. 1-12.	LOI updated.
	12	Item 11m -6470 Demolition Plans even though we didn't request this on the checklist please provide demolition plan.	Demo plan has been provided. Please see sheet A0.01
	16	(6470) Existing lot coverage unit size pervious and calculations shall display the existing house.	Existing Lot Coverage and Unit Size have been added. See sheet A1.01
	13	Provide a narrative response when addressing the following comments with page(s) location if applicable.	Provided.
	21	Plans – (6444) Please provide the required rear setback for the pool.	See Sheet A004a and A004b.
	14	Item 11a – Architectural Plans for 6470 Alison Road: For the next submittal the cover page on both the plans need to state, "Final Submittal" with submission dateline date.	Cover page has been updated. See sheet 0.00
	4	Item 8 - Previous Recorded Orders – (Missing)	Previous Recorded Orders have been added. See sheet A0.02
	1	Provide a narrative response when addressing the following comments with page(s) location if applicable.	To be provided
	5	Checklist- Item 10 & 10b (6470) Provide the existing and proposed survey with the lot area and label the electronic file correctly.	Provided.
	3	Checklist -Item 6 - Mailing Labels (Missing)	Provided.
	17	Plans –(6470) The maximum and proposed lot coverage values are different between the zoning data and the lot coverage diagram (refer to sheets A0.01A and A1.01) please revise.	Calculations have been revised. See sheets A0.01A and A1.01
	20	Plans - (6444) On the unit size and lot coverage diagram there's a proposed 2 story guesthouse, please clarify what is existing and what is proposed. If the 2 story guesthouse is proposed please include this on the floor plans, elevations, renderings, isometric drawings and etc.	Refer to sheet A-005Aa-2 for the proposed and existing structures. Refer to sheets A-005a-2/a-4/a-5/a-6 for floor plans Sheet A-006a-1/a-2/a-3 for elevations Sheet A-007a-1 for sections Sheets A-008, and A-009 for renderings.
ARCHITECTURE	9	Item 11d - 6470 Allison Road Context Location Plan on Plans sheet A0.01, A0.01A and A0.02 is not sufficient street addresses should be clearly labeled	Road Context Location Plan has been added. See sheets A0.01, A0.01A and A0.02
	15	Checklist -Item 47d - Opinion of Title (6470 Allison Road Missing)	Opinion of title provided for all lots.
	22	22.6444: the 10 feet south side setback is not complying with code, please contact DRB staff to verify if a variance is needed before	10ft south setback is to the existing and permitted 6444 site currently under construction, under permit #BR2206430. Provided setback at north side yard is 24'-5" meeting the the Conditional Use Criteria under Section 2.5.4.2 d. The proposed design will be increasing the north setback from the current 10ft north setback to 24.5ft north setback. Total combined setback provided is 34.5ft. See attached email from DRB staff, Michael Belush, confirming no variance required.
	8	Checklist – Item 11c – 6444 Allison existing zoning data is not legible please updated sheet A-005a-1	Please refer to updated Sheet A-005a-1
	19	Plans - (6470) The maximum and proposed first floor unit size are different between the zoning data and the diagram (refer to sheets A0.01A and A1.02) please revise.	Unit size has been updated to match zoning data. See sheets A0.01A and A1.02
	9	Plans- (6470) Lot coverage and unit size diagrams are incorrect the values don't correspond to the zoning data sheet. Please revise	Lot and Unit diagrams have been updated to match zoning sheets. See sheets A1.01 and A1.02
	10	Items 11h & 42 a-h – 6470 Proposed Site /Ground floor Plan provide the main house south setback and provided the tennis court setback per Section 7.5.3.4.	Setbacks have been provided. See sheets A3.00

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	11	Checklist Item 11o - Plans – (6470 & 6444) Please provide sections, elevations, and maximum height dimensions to coordinate with the zoning data.	Sections and elevations provided for proposed 6444 Lot. Section and elevations for proposed 6470 Lot to be developed.
	11	(6470) Architectural Plans and Exhibits must be 11 x 17 currently this file is set up on a larger paper size, please correct this. (These are for a board approval not a building permit). NOTE: When you make the size adjustment please make sure that the drawings, dimensions and text are legible	Plans provided on 11x17 format

Nicholas J. Rodriguez-Caballero

From: Belush, Michael <MichaelBelush@miamibeachfl.gov>
Sent: Wednesday, November 29, 2023 5:11 PM
To: Nicholas J. Rodriguez-Caballero
Cc: Garavito, Alejandro; Madan, Rogelio; Mickey Marrero
Subject: Re: PB23-0638 - 6444, 6450, 6470 Allison Road

Hi Nick,

As long as the permit was issued based upon the narrower lot width, you will not need to ask for a variance for those setbacks. You are correct that the home would be non-conforming with the yard addition, and provided that you provide a greater setback on the opposite site to comply with the min 25% sum of side yard setback, a variance would not be required.

MIAMIBEACH

Michael Belush, *Planning & Design Officer*
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From: Nicholas J. Rodriguez-Caballero <nrodriguez@brzoninglaw.com>
Date: Monday, November 27, 2023 at 7:34 PM
To: Belush, Michael <MichaelBelush@miamibeachfl.gov>
Cc: Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>, Madan, Rogelio <RogelioMadan@miamibeachfl.gov>, Mickey Marrero <MMarrero@brzoninglaw.com>
Subject: PB23-0638 - 6444, 6450, 6470 Allison Road

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hi Michael,

I hope you had a great Thanksgiving holiday. We are processing a lot split at 6444, 6450, and 6470 Allison Road and an issue has come up with respect to whether we will need to seek a variance for a side interior setback. Alejandro has asked that we confirm with you whether a variance will be required prior to Final Submittal on 12/3. The background is as follows:

- The proposed lot split seeks to aggregate half of the existing lot at 6450 Allison Road into each of the abutting lots at 6444 Allison Rd (south abutting lot) and 6470 Allison Rd (north abutting lot).

- The home at 6444 Allison Road is currently under construction under Building Permit No. BR2206430. The under-construction home provides a 10' interior side setback on the south side (10% of 100' wide lot).
- As a result of the greater lot width proposed by the application, the required interior side setback increases from 10' to 13.75'. However, since the home is under construction (and substantially completed) the interior side yard setback will become nonconforming.
- The Applicant is not proposing any new structures or increase in the nonconformity on the south side. The Applicant intends to utilize the additional land gained by the lot split on north side of the lot to develop a guest house and accessory cabana structure. The new structures and the existing home will comply with the required side interior setback on the north side and be sufficiently setback to ensure compliance with the minimum required sum of side yard setback (25% of lot width).

We understand that the new guest house and accessory structures will have to go to DRB. **Our question is whether we need to request a variance to keep the 10' interior side setback on the south side?**

Our first submittal plans are attached for reference. Please let us know if you would like a meeting to discuss.

Thank you!
Nick

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

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