

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: DRB21-0738 - LOT A
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.

PLANNING DEPARTMENT REVIEW

DRB Plan Review, Entered 11/24/2021- Fernanda Sotelo

APPLICATION COMPLETENESS:

1. Provide estimate construction cost in LOI or under separate cover.

RESPONSE: Noted

2. Missing existing structure original building card and microfilm.

RESPONSE: Noted

3. Palm Avenue Rendering A4-08a still maintains the louvers at front - update renderings for final submittal.

RESPONSE: Renderings have been updated. See sheets A-405A-A-410A

DESIGN COMMENTS:



1. Staff maintains comment to further refine Palm Avenue elevation: to soften the massing on the street and render it as a residential building. Consider stepping back portions of top balcony and roof eave.

RESPONSE: The building massing scale has been reduced since the planning board hearing. Architectural features have also been revised to further enhance the presences of the proposed residence within the context of a rapidly evolving neighborhood. Renderings have been updated. See sheets A-405A-A-410A

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.

RESPONSE: Noted

ZONING DEPARTMENT REVIEW

DRB Zoning Review, Entered 11/24/2021- Irina Villegas

IT IS ASSUMED THAT IF VARIANCES OR WAIVERS ARE NOT IDENTIFIED OR REQUESTED BY THE APPLICANT, THAT THE PROJECT WILL BE MODIFIED AS NECESSARY PRIOR TO THE SUBMISSION OF A BUILDING PERMIT TO COMPLY WITH ALL CITY CODE REQUIREMENTS. THE LETTER OF INTENT SHALL IDENTIFY VARIANCES REQUESTED AND HOW THE PRACTICAL DIFFICULTIES OR HARDSHIP CRITERIA ARE SATISFIED. IF VARIANCES ARE NOT CLEARLY IDENTIFIED, VARIANCES WILL NOT BE INCLUDED IN THE APPLICATION. ONLY VARIANCES NOTED IN THE LETTER OF INTENT WILL BE INCLUDED IN THE APPLICATION.

1. Lot coverage shall be revised. The entire area of the open courtyard adjacent to storage building shall count in lot



coverage.

RESPONSE: This comment and interpretation of lot coverage was addressed with staff on 11/24/21. Please see sheet A-018A for Lot Coverage diagram and relevant calculation criteria.

2. Provide copy of the Planning Board order for the lot split.

RESPONSE: Noted

3. Revise letter of intent. Proposed lot coverage is larger than 30%. Proposed unit size is larger than 50%.

RESPONSE: See revised LOI

4. Paving connected to the pool is not considered a 'terrace'. It is considered part of the pool deck, as determined by the Planning director. Portion of the pool deck encroaching into the front yard on Palm Avenue requires 10'-0" setback.

RESPONSE: This area of the paving, which is a stair landing, has been revised. See sheet A-101A

5. Revise required front setback for the second floor on both fronts. The variance for the second-floor setback is incorrect. The required front setback for the second story is 40'-0" on both fronts.

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.

6. Provide diagrams showing all variances requested and location.

RESPONSE: Refer to sheet A-013A-A-017A for the Variance Diagrams.

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: Refer to Variance diagrams for specific variances and deviations.

2. A variance to exceed the maximum unit size

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

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

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

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

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

5. A variance from the interior east side yard required.

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

6. A variance from the setback for a pool and deck on the street side.

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

7. A variance from the setback for a pool deck on the front on Palm Avenue.

RESPONSE: Pool deck paving has been reconfigured. See sheet A-101A.

8. A variance from the maximum projection allowed in the front



for balconies facing Palm Avenue.

RESPONSE: Refer to Variance diagrams for specific variances and deviations.

9. A variance from the required front setback of 20'-0" on Palm Avenue. Setback measured to the stairs.

RESPONSE: Stairs fronting Palm Ave are an integral part of the terrace and are considered Projections.

10. A variance from the required front setback of 40'-0" on Palm Avenue.

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.

11. A front setback for accessible roof deck on both fronts.

RESPONSE: Refer to Variance diagrams for specific variances and deviations and sheet A-020A for Roof Deck Area diagram.

12. A variance to not provide 50% open walls in the understory.

RESPONSE: Refer to sheet A-014A-A-016A for the Variance Diagrams related to open areas below first habitable floor.

13. A variance to reduce the minimum elevation for the understory.

RESPONSE: Refer to sheet A-014A for the Variance Diagrams.

14. A variance from the minimum open space required on N Coconut Lane

RESPONSE: Refer to sheet A-013A for the Variance Diagrams.

15. A variance from the required understory edge.

RESPONSE: Refer to sheet A-014A for the Variance Diagrams.



END OF COMMENTS

Sincerely

A handwritten signature in black ink, appearing to be 'E. Royal', written in a cursive style.

Ethan Royal

R&B

R&B