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November 07, 2022

City of Miami Beach Planning & Zoning Department
*1700 Convention Center Drive
Miami Beach, FL 33139*

RE: **HPB21-0476 – 1426 Lenox Avenue, Miami Beach**
New Detached 2 Story Addition (Guest House) at Rear

Dear Plans Reviewer:

Please review my responses to your comments.

1. HPB ADMIN REVIEW – GABRIELA FREITAS

COMMENTS ISSUED BY 10/31/22

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 11/14/22

1. Mail Label Fee (\$5.16 p/ mailing label)
2. Advertisement - \$1,593
3. Board Order Recording (1) - \$ 108
4. Courier (7) - \$ 77
5. Posting (1) - \$108
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 11/16/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 11/07/22, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted for Final Submittal to the attention of Gabriela Freitas – Planning Department.

Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed, and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.
- 14 collated copies

NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off.(Attn: Planning Department – Gabriela Freitas)

Please email label documents in Excel format.

Should you have any further questions, please contact: GabrielaFreitas@miamibeachfl.gov

2. HPB PLAN REVIEW – JAMES SERIBERLING

First Submittal: ~~March 21, 2022~~ October 17, 2022
Comments Issued: ~~April 1, 2022~~ October 31, 2022
Final Submittal & Formal Submittal (CSS): ~~April 11, 2022~~ November 7, 2022
Notice to proceed issued: ~~April 18, 2022~~ November 14, 2022
Agenda finalized & all fees paid by: ~~April 20, 2022~~ November 14, 2022
Tentative HPB meeting agenda date: ~~June 14, 2022~~ January 10, 2023

SUBJECT: HPB21-0476, 1426 Lenox Avenue.

Please provide a narrative response to the comments listed below.

1. ZONING

- a. Sheet A-101, proposed lot coverage diagram: the lot coverage for the guest house is the area of one floor only. Existing home (2113 sq ft) + Guest house (326 sq ft) = 2439 sq ft (32.5%). Please correct calculation on sheet A-101 and correct proposed percentage in the zoning legend. **Response. Please see corrected zoning legend.**
- b. Sheet A-102, existing unit size diagram: provide existing ground floor plan (as permitted under BR2004843) not roof plan and hatch unit size. **Response. Please see ground floor plan.**
- c. Sheet A-102, proposed unit size diagram: hatch unit size at the ground floor including the main house and guest house. **Response. Please see unit size diagram.**
- d. Sheet A-104: only the area of the guest house within the required rear yard setback should be hatched. As currently indicated, the area of the guest house within the required rear yard is $18' \times 15' = 270$ sq ft. The maximum is 250 sq ft (25% of 1000 sq ft). Please correct calculation. **Response. Please see sheet revised A-104 sheet with the updated information and Letter of Intent.**
- e. The applicant has requested the following variances:
 1. A variance to exceed by 2.5% (189 sq. ft.) the maximum permitted lot coverage of 30% (2,250 sq. ft) in order to provide a lot coverage of 32.5% (2,439 sq. ft.). **Response. Please see Letter of Intent with the Variance request.**
 2. Section 142-106(b)(1)(d)(2): A variance to reduce by 2'-6" the minimum required side interior setback for an accessory building of 7'-6" in order to construct an accessory building at a setback of 5'-0" from the north side property line. **Response. Please see Letter of Intent revised to reflect the Variance request.**
 3. Section 142-106(b)(1)(d)(2): A variance to reduce by 13'-0" the minimum required rear setback for an accessory building of 15'-0" in order to construct an accessory building at a setback of 2'-0" from the west side property line. **Response. Please see Letter of Intent revised to reflect the Variance request.**
 4. Section 142-106(b)(1)(a): A variance to exceed by 2% (20 sq. ft.) the maximum permitted lot coverage for accessory building within a required rear yard of 25% (250 sq. ft) in order to provide an accessory building rear yard lot coverage of 27% (270 sq. ft.). **Response. Please see Letter of Intent revised to reflect the Variance request.**
 5. Please update the letter of intent according to the variances indicated above. The setback variances had been modified to comply with the accessory structure requirements, not the setback requirements for the main house. **Response. Please see Letter of Intent revised to reflect the Variance request.**
 6. In the letter of intent, please respond to the practical difficulty criteria outlined in Section 118-353(d) of the City Code.

2. DEFICIENCIES IN PRESENTATION

N/A

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. If possible, update rendering to show more of the front of the historic home and include muntins on the front windows. **Response. Will have updated rendering for Presentation.**

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 October 29, 2017 the file name would be '10-29-2017 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.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A

LOI Letter of Intent

Checklist Pre-application Checklist

Labels Mailing Labels, List of Property Owners, Certified Letter and Map

BTR Copies of Previous Business Tax Receipts

Survey Recent Signed and Sealed Survey

Plans Architectural Plans and Exhibits

Landscape Landscaping Plans and Exhibits

HRR Historic Resources Report

Microfilm Building Card and Microfilm

Traffic Traffic Study

Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

3. URBAN FORESTRY REVIEW – FAIL – JORGE NUNEZ

Proposed work could come in direct conflict with existing trees/palms. Please include a Tree disposition and landscape plan drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree disposition and landscape plan shall be prepared by and bear the seal of a professional landscape architect, licensed in the State of Florida. In addition, the tree disposition plan shall specify the conditions of each tree and whether such trees/palms are to remain, to be removed or to be relocated. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida.

If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov

Please provide us with your process number and contact information and we will get back to you within 48hrs. Notes:

Response. Property has no trees at time of site visit. Plans to be prepared by VFD by time of presentation and with information on submission of Building Permit and UF permit.

4. PUBLIC WORKS REVIEW – PASS – AARON OSBORNE

HPB21-0476, Approved, (10-28-22)

Notes:

1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system

must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

- A. Trench drain may be required on the driveway and adjacent to the property line.
 - B. Pre-development and post-development analysis of the drainage system will be required during construction.
2. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design.

5. PLANNING LANDSCAPE REVIEW – ENRIQUE NUNEZ

Provide a tree survey, tree disposition plan and landscape plans that comply with the Chapter 46 Tree Preservation Ordinance and the Chapter 126 Landscape Ordinance.

Street trees are to be 12 feet in height minimum at time of planting. Change size specs 7 lot trees are required. Only 6 lot trees are shown. Palms do not count as lot or street trees

- 1. Provide a tree survey and tree disposition plan.

Response. Plans to be prepared by VFD by time of presentation and with information on submission of Building Permit and UF permit.

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,



Wesley A. Castellanos, Architect