

PLAN CORRECTIONS REPORT LIST

CORRESPONDENCE

(DRB #: DRB24-1025)

Property Address: 201 North Coconut Ln,

Miami Beach, FL 33139

1. APPLICATION COMPLETENESS

- a. The file number, DRB24-1025, shall be noted in the land use board application.
 - COMPLETE - SEE LAND USE BOARD APPLICATION
- b. Please specify if the alternate owner is a corporation, partnership, or limited liability company (circle one on application)
 - COMPLETE – SEE APPLICATION N/A
- c. Please note “N/A” for all areas of the application that do not apply on sheets 6-8.
 - COMPLETE – SEE SHEETS 6-8
- d. Provide a copy of the signed and dated check list issued at Pre-application meeting.
 - COMPLETE – N/A NO PRE-APP CHECKLIST PROVIDED SEE PRE-APPLICATION LIST CORRESPONDENCE
- e. The letter of intent shall respond to the sea level rise and resiliency criteria of sec. 7.1.2.4 and the design review criteria of sec. 2.5.3.1 of the resiliency code.
 - COMPLETE – SEE LETTER OF INTENT
- f. The letter of intent shall respond to the variance criteria of sec. 2.8.3.
 - COMPLETE – SEE LETTER OF INTENT
- g. The survey provided does not show grade elevation. Grade means the city sidewalk elevation at the centerline of the property. If there is no sidewalk, the public works director shall establish the city sidewalk elevations.
 - COMPLETE – SEE SURVEY
- h. Include current color photographs, dated, min. 4” x 6” of project site and existing structures (no Google images).
 - COMPLETE – SEE A- 0.3 COLORED PHOTOGRAPHS
- i. Demolition plans (floor plans & elevations with dimensions) shall be provided in the architectural set.
 - COMPLETE – SEE D- 0.0 – D- 2.0 FOR ALL DEMO SHEETS

- j. A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.
- COMPLETE – SEE SHEET A- 0.7 LOT COVERAGE & YARD PERMIABILITY / SEE A- 0.9 WAIVER & VARIANCE DIAGRAM
- k. A variance and waiver diagram shall be included in the final submittal set.
- COMPLETE – SEE SHEET A- 0.9 WAIVER & VARIANCE DIAGRAM

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under separate cover or in the letter of intent.
- COMPLETE – SEE LETTER OF INTENT
- b. Add “FINAL SUBMITTAL” and DRB file no. to front cover title for heightened clarity.
- COMPLETE – SEE A- 0.0 COVER PAGE
- c. Final submittal drawings need to be DATED, SIGNED, AND SEALED.
- COMPLETE – SEE ALL SHEETS DATED, SIGNED, AND SEALED

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

- a. Understory area(s) shall be used for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage. The summer kitchen and bar would have to be removed from the understory level.
- COMPLETE – SEE A- 1.0 – UNDERSTORY PLAN SUMMER KITCHEN/ BAR REMOVED
- b. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.
- COMPLETE – SEE A- 1.0 – UNDERSTORY PLAN DRIVEWAY MATERIAL DEFINED AS CONCRETE PAVERS
- c. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city code. Provide written confirmation from the public works department that identifies the future crown of road for further or review of compliance the minimum yard elevation.
- COMPLETE – SEE CONFIRMATION EMAIL FROM PUBLIC WORKS DEPARTMENT
- d. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt, and similar material shall be prohibited within the non- air- conditioned portions of the understory area. Provide the material finish of the pavers at the understory level.
- COMPLETE – SEE A- 1.0 – UNDERSTORY PLAN MATERIAL DEFINED AS PAVERS

e. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of 5 feet from each side of the walls of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkway and/or steps or ramps for the front and side area. Specifically, the pool deck shall be setback a minimum of 5 feet from the underneath of the walls of the first habitable floor above along the west and east elevation.

- COMPLETE – SEE A- 1.0 – UNDERSTORY PLAN LOUVERS SHOWN TO MEET SETBACK REQUIREMENT

f. For zoning purposes, the lot depth shall be calculated from the front of the property line to the centerline of the seawall. Submerged land cannot be calculated in the lot area, lot depth, and all other zoning determinations. Please include dimensioned line from the front of the property line to the centerline of the seawall in the legal survey.

- COMPLETE – SEE A-1.0. – UNDERSTORY PLAN SHOWS CENTERLINE OF THE SEAWALL / SEE A- 0.2 – SURVEY SHOWS CENTERLINE OF THE SEAWALL

g. The building shall be determined from the B.F.E, plus freeboard (+14'-0" N G V D) to the main roofline of the building elevations/ sections.

- COMPLETE – SEE A- 2.1 – A- 2.2 – ELEVATIONS & A- 3.1 – SECTIONS

h. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the material finish of the driveway within the front yard.

- COMPLETE – SEE A- 0.5 – SITE PLAN & A-1.0 – UNDERSTORY PLAN FOR DEFINED MATERIALS AS PAVERS AT WALKWAYS, DRIVEWAYS, AND SIDE YARDS

i. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The second story side elevation on the west elevation shall comply with the design criteria of sec. 7.2.2.3.b.2.a. Please reduce the overall square footage of the pool at the second level. Otherwise, the applicant shall request a design waiver and revise the letter of intent.

- COMPLETE – SEE A- 0.0 COVER PAGE FOR DESIGN WAIVER REQUEST AND LETTER OF INTENT FOR CLAIRFICATION

j. Built in planters, gardens or similar landscaping areas, not to exceed 3 feet, 6 inches above the finished roof deck height, may be permitted immediately abutting the roof deck area.

- COMPLETE – SEE A- 1.3 - ROOF PLAN PLANTER DOES NOT EXCEED 3'-6" ABOVE FINISHED ROOF DECK HEIGHT

- k. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.
- COMPLETE – SEE A-2.2 ELEVATIONS – ROOF PLAN A/C MECHANICAL SCREEN DOES NOT EXCEED 5'-0"
- l. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the public works department that identifies the future crown of road for further review of compliance the minimum yard elevation.
- COMPLETE – SEE WRITTEN CONFIRMATION FROM PUBLIC WORKS DEPARTMENT
- m. The maximum width of all driveways at the front or side facing a street property line including access driveways from the right of way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width. Please reduce the overall width of the driveway. Otherwise, a variance may need to be requested.
- COMPLETE – SEE A- 0.5 – SITE PLAN & A- 1.0. UNDERSTORY PLAN DEPICT 18'-0" WIDTH OF DRIVEWAY TO COMPLY WITH REQUIREMENT
- n. Walkways cannot exceed a maximum of 44" in width.
- COMPLETE – SEE A- 0.5 – SITE PLAN & A- 1.0 – UNDERSTROY PLAN DEPICT 44" WIDTH WALKWAY TO COMPLY WITH REQUIREMENT
- o. Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway or golf course, in which case the maximum height shall not exceed five feet.
- COMPLETE – SEE A- 0.5 – SITE PLAN & A- 1.0 – UNDERSTROY PLAN SHOWS SIDE GATES TO BE 6'-0" H. MAXIMUM
- p. The balconies and planters located at the second level cannot exceed a maximum projection of 25% of the required yard.
- COMPLETE – SEE A- 1.2 – SECOND FLOOR PLAN BALCONY SIZE REDUCED TO COMPLY WITH PROJECTION REQUIREMENT
- q. Planters, not to exceed 4 feet in height when measured from the finished floor of any floor of the primary structure.
- COMPLETE – SEE A- 1.2 – SECOND FLOOR PLAN BALCONY PLANTER HEIGHT SHOWN AS 3'-4" IN HEIGHT TO COMPLY WITH REQUIREMENT WHEN MEASURED FROM THE FINISHED FLOOR OF ANY FLOOR OF THE PRIMARY STRUCTURE / SEE A- 2.1 – A- 2.2 – ELEVATIONS FOR

DESIGN INTENT OF PLANTER

r. Provide a written narrative with responses upon the final submittal.

- COMPLETE – NARRATIVE