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VIA ELECTRONIC SUBMITTAL

April 6, 2025

Re: **PB25-0754** – 1601 W 24 Street
Narrative Responses to Staff Comments

Please allow this letter to serve as the required narrative responses relating to File No. PB25-0754.

Landscape Review:

1. Landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.

Response: Plans are submitted by Nieslen Landscape Architects.

2. Tree Disposition Plan shall identify and list all existing tree and palm species, heights, spreads, and specify the condition of each.

Response: Plans added to submission package, refer to L-100 to L-104.

3. The required open space for all SFR Districts is 50%. Please revise open space/max. lawn area calculations as required.

Response: Plans revised and calculations updated, refer to L-300 and L301

4. There is a shortfall of (9) required lot trees and (2) required street trees. Palms do not count towards the lot or street tree requirement. Revise the plans as necessary.

Response: Planting revised to conform. Refer to L-700 and L-701.

5. Refer to Ch. 4.2.3.f., Large shrubs/small trees shall be a minimum of six feet high with a minimum

crown spread of four feet at time of planting, and ten feet high at mature growth. Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants. Hedges shall not be counted towards the large shrub or small tree requirement but may be planted in addition. 4.2.3.e., Shrubs shall be a minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center. Revise plans as required.

Response: Planting revised to conform. Refer to L-701 and L-703.

6. Provide complete planting specification on the planting schedule inclusive of tree heights, canopy spreads, and DBH. Canopy lot trees shall be 12-foot minimum height x 6-foot spread x 2" DBH minimum. Do not provide a range of sizes less than the minimum required. Note that topiary pruning is not permitted for the required lot and street trees. The required trees must be able to reach their matured sized naturally.

Response: Planting schedule revised to conform. Refer to L-700.

7. Refer to Ch. 4.2.3. Table A, (3) lot trees in the rear yard and (2) lot trees in the front yard are required at a minimum for all RS Districts.

Response: Response: Tree planting revised to conform. Refer to L-701

Planning Department Review:

1. 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.

Response: Updated. Refer to new Lot 5 survey. The survey provides grade elevation.

2. Provide a demolition site plan to show all areas being demolished in lot 5.

Response: Updated. Refer to A-1.1.0

3. Please submit proposed building elevations that include a material legend with all finishes noted (showing grade, base flood elevation, heights in NGVD values and freeboard). The elevations should be labeled in cardinal direction.

Response: Updated. Refer to A-3.1, A-3.2

4. Include a building section as part of the architectural plans.

Response: Updated. Refer to A-4.1.

5. Provide a complete floor plan and roof plan of the new construction for further review.

Response: Updated. Refer to A-2-0, A-2.1, A-2.2

6. A Contextual Elevation Line Drawing shall be submitted from corner to corner, across the street and surrounding properties (dated).

Response: Updated. Refer to A-3.0

7. Please provide the required yards section drawings with all encroachments and elevations noted.

Response: Updated. Refer to A-4.2

8. A conceptual masing study shall be provided to show the ability to comply with all single-family zoning requirements for the maximum size home proposed.

Response: Added. Refer to A-1.5

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

Response: Updated. Refer to A-0.0

10. Please clarify why the hatching for the proposed garage is the same as the existing two-story residence in lot 4? For further clarity, provide a hatching legend to identify what is being counted in the unit size.

Response: Updated. Refer to A-1.3, changed hatch

11. All portions of covered terraces, porches, roof overhangs, and eyebrows that exceed a projection of five feet shall be included in the lot coverage calculation. This applies to portions of the existing covered structures that are located in lot 4.

Response: Updated. Refer to A-1.2

12. Provide the height of the one-story structure as measured from B.F.E., plus freeboard.

Response: Updated. Refer to A-3.1, A-3.2

13. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the 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 the road for further review of compliance the minimum yard elevation.

Additionally, the elevation of the required yard should be noted in the site plan for further review.

Response: Updated, refer to A-1.0, A-1.1.1. On April 2, 2025, Aaron Osborne confirmed via email that the “future Crown of the Road elevation adjacent to 1601 W. 24th Street, Miami Beach, is projected at 4.4 feet NAVD.”

14. Identify all mechanical and pool equipment on the site plan. The setbacks should be noted from the equipment to the property line and comply with sec. 7.2.2.3.b.12.f.

Response: Updated. Refer to A-1.1.1

15. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 1.2.1 of this Code.

Response: Updated. Refer to A-1.1.1

16. A seven-and-one-half-foot minimum setback shall be required from the side property line to a swimming pool deck, or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool. Provide the setback from the pool deck to the side (south) lot line.

Response: Updated. Refer to A-1.1.1

Planning Admin Review:

1. Application is incomplete – Missing signatures and notary seals on page (8) Applicant Affidavit

Response: Addressed. See Application Page 8.

2. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 04/17/25

Mail Label Fee (\$5.53 p/ mailing label)

Advertisement - \$1,707.00

Board Order Recording (1) - \$116.00

Courier (7) - 119.00

Posting (1) - \$116.00

Variance(s) - \$854.00 p/variance

Sq. Ft Fee - \$.36 cents p/ Sq. Ft

Response: Acknowledged.

3. Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 04/21/25. In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 04/21/25, before 12 p.m. (Tardiness may affect being placed on the agenda):

Response: All fees will be paid by 04/21/25.

4. 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.

Response: Acknowledged.

5. The following must be submitted for Final Submittal to the attention of Miriam Herrera, 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.

Each file document must be labeled by day of submittal and document name.

14 collated copies

Response: Final submittal package will be delivered in compliance with the above instructions.

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

Response: Acknowledged.

7. Please email Excel file of label owner list.

Response: Excel file has been transmitted to Miriam Herrera.

EXHIBIT A

Roberto Alvarez

From: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Sent: Wednesday, April 2, 2025 7:17 PM
To: Roberto Alvarez
Cc: Yeidy Montesino
Subject: RE: 1601 West 24 Street - FCOR (02-3228-001-1420)
Attachments: Project Prioritization 200401 Map.pdf

Hello Roberto,

➤ The future Crown of the Road elevation adjacent to 1601 W. 24th Street, Miami Beach, is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevations of the roads at the edge of pavement for *non-state roads* like W. 24th Street at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a *target* and *can be adjusted* to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Sunset Islands C Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

Aaron Osborne, *Project Engineer*
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Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.