

RESPONSE SHEET

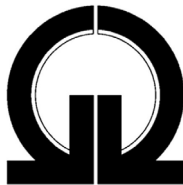
REVIEW REMARKS

05-16-2025

PROJECT: **7729 CARLYLE AVE.**
 PERMIT NUMBER: **DRB25-1084**

PLANNING REVIEW

APPLICATION COMPLETNESS		
	COMMENT	RESPONSE
B.	NOT ADDRESSED: include on the summary that the project is requesting variances.	Understood. Application was updated to comply.
H.	The Letter of Intent shall include and respond to variance review criteria per section 2.8.3 of the Land Development Regulations. See link: https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e8db3ecb-8f93-4817-a9de-dfb118d3a4a7/90cf4231-3dfe-44a7-aea7-f6d0c6df519c .Provide a subtitle, provide criteria and respond to each one presented in the code 1 to 8. Checklist item 45a	LOI was updated. Section 2.8.3 was responded to comply.
I.	LOI: insufficient, revise variance descriptions and include code section for each variance: Variance #1 code section is 7.5.3.2.o Description: Projections: To exceed the 25% of the required front yard (10 FT) which is 2'-6". The proposed projection is x'-x" from the building to the front property line and the proposed height is x'-x" (this is a variance related to a projection not a required setback). Variance#2 code section: 7.3.8.3 Description shall include portions of the second floor as well. Variance#3: code section: 7.5.3.2.o Description: Projections: To exceed the 25% of the required interior side setback (south) (10 FT) which is 2'-6". The proposed balconies and overhangs projections that is x'-x" from the building to the side property line (this is a variance related to a	Understood. LOI was updated to comply.



	<p>projection not a required setback). Waiver 1 is a variance not a waiver. Code section: is 7.1.2.2.d.1.A. required 12 FT provided 9FT in this section of the code the DRB cannot waive this therefore a variance is required. See additional comments for the plans below // h. LOI variances request: Provide the correct Resiliency code section for each variance.</p>	
<p>K.</p>	<p>Contact Public works AaronOsborne@miamibeachfl.gov to get the Future crown of the road value for this property. //Add to the zoning Data Future Crown of the Road value and Future Adjusted Grade, values in NGVD.</p>	<p>Please refer to future crown of road table on zoning information sheet #2 and also refer to Crown of road document submitted.</p>



ARCHITECTURAL REPRESENTATION		
	COMMENT	RESPONSE
A.	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity	Information can be seen in the upper right corner at front cover.
B.	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Understood. Architectural presentation is signed and sealed.
D.	INSUFFICIENT: Provide on second to roof plan the required setback dimensions for the north side (5 FT require set back) and the south side (10 FT required setback) //. Floor plans and site plan: provide required and proposed setbacks on all plans, provide projection dimensions from the required setback. (projections cannot exceed 25% of the required yard per Section 7.5.3.2.o.	Understood. Please refer to floor plans updated.
F.	Variance 1: Plans pages 5, 8, 9 and 19: revise variance description and plans per LOI comment above. Provide the maximum projection dimension (2'-6") from the building, the proposed stair/landing projection dimension and the deficiency dimension. (7'-6" min required and 6'-6" provided is incorrect). Revise.	Understood. Please refer to pages 5, 8, 9 and 19. Variance description on floor plans have been updated.
G.	Variance 2: Plans pages 9: revise variance description to include second floor areas.	Understood. Please refer to page 9. Variance description has been updated.
H.	Variance 3: Plans pages 9,10, 20-24: revise variance description and plans per LOI comment above. This is a variance related to a max projection not a require setback.	Understood. Please refer to pages 9,10, 20-24. Variance description on floor plans have been updated.
I.	Waiver 1 will be a variance 4, revise plans pages 9 and 10	Understood. Plans were updated to comply.
K.	Walls/fences: The proposed 6 FT CBS wall should be measured from Grade and should be setback 1'-0" from the front property line or drop down to 5 FT in height. Revise. // y. Site Plan: Clarify if there are walls/fences, existing/proposed. Provide labels and existing/proposed height from grade. See Section 7.5.3.2.	Understood. 2'-6" (+6.31 ngvd) High C.B.S. wall for the first 5'-0" from property line (both sides of the lot).



ZONNING COMMENTS		
	COMMENT	RESPONSE
C.	<p>Comment not addressed: (this is a setback requirement not a height exception). See section 7.3.8.3.c The west wall and the enclosed staircase at 4th level needs to comply with the 20 FT front setback to be approved as a waiver. Otherwise, you will need to request a variance #5. Whichever direction is decided by the applicant, it should be reflected on the LOI request, plans/diagrams per previous comments. // c. The maximum building height for new construction shall be 32 feet for the first 25 feet of building depth, as measured from the minimum required front setback and a maximum of 45 feet for the remainder of the building depth. The design review, may allow for up to the first 32 feet in height to be located within the first 20 feet of building depth. As presented the project is not complying with this regulation. Even if the DRB allows the first 32 FT in height to be located at 20 FT from the building setback, a Portion of unit 2at the fourth floor is still not compliant. (enclosed staircase) provide the required 25 FT dimension depth and the DRB maximum allowed of 20 FT Depth on the 4th level plan and building section. Revise plans and if you are requesting this waiver it should be stated on the LOI.</p>	<p>Understood. According to section 7.3.8.3.c We are requesting a Waiver for the stairwell bulkhead height within the 20'-0" from the front setback.</p>

