

DRB25-1111

Property Address: 290 South Coconut Lane

Miami Beach, FL 33139

Response to First Submittal Comments

Design Review Board

Planning Review – Rogelio Madan

- 1) Application Completeness
 - a) LOI: Include current file number DRB25-1111 on the LOI
 - i) Refer to updated Letter of Intent
 - b) LOI: Identify the required and provided setback on the LOI.
 - i) Refer to updated Letter of Intent
 - c) Address the Variance hardship and practical difficulty criteria or variances from section 2.8.3 of the Land Development Regulations in the letter of intent.
 - i) Refer to updated Letter of Intent
- 2) Architectural Presentation
 - a) Add Final Submittal to the front cover.
 - i) Refer to updated Cover Page.
 - b) A-0.7 Variance Sheet: Identify the required setback (7.5') on the site plan. Locate the variance sheet after page A-0.6 to facilitate board review.
 - i) Variance Sheet has been changed from A-0.7 to A-0.6a, so that it is located after A-0.6.
 - ii) Required setback of 7.5', (7'-6") has been added.
- 3) Zoning Comments
 - a) Identify the dimensions and setbacks for any allowable yard encroachments (ie mechanical equipment) and ensure that they are within the allowable limits of the reduced setback. Mechanical equipment cannot be closer than 5' from an interior lot line per section 7.2.2.3(b)(12)(F). Otherwise an additional variance may be requested.
 - i) We will need an additional variance. Variance sheet A-0.6a has been updated with this additional variance request. The LOI has also been updated.

Planning Admin Review – Gabriela Freitas

- 1) E-mail owners mail labels in Excel
 - a) This has been sent on 7/7/25 to you and Rogelio.
 - b) Miriam has confirmed that she received them.

- 2) Page 1 of application: Applicant Information (if different than owner) must be filled out.
 - a) Check the new application – this has been added.
- 3) Page 4 of the Application: Owner Affidavit or Alt. Owner Affidavit must be signed and notarized.
 - a) Check the new application – this has been added.
- 4) Page 5 of application: All members representing or speaking on behalf of the owner/ applicant must be granted power of attorney from owner – submit signed and notarized affidavit per speaker.
 - a) Check the new application – this has been added.
- 5) Page 6 of the Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages of ownership who hold 5% or more.
 - a) Check the new application – this has been added.
- 6) Page 7 of the Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.
 - a) N/A
- 7) Page 8 of the Application: Submit signed and notarized Applicant Affidavit.
 - a) Check the new application – this has been added.

Planning Landscape Review – Pass – Philip Byrnes

Planning Review – Not required – Alejandro Garavito