

<b>PROJECT:</b>	<b>SAN MARINO RESIDENCE</b>	<b>ADDRESS:</b>	<b>409 E SAN MARINO DR, MIAMI BEACH, FL 33139</b>
<b>DOCUMENT:</b>	<b>DRB Comments Narrative (DRB25-1113)</b>	<b>DATE:</b>	<b>JULY 13, 2025</b>

- **PLANNING REVIEW**

- Materials: provide a materials page with elevations that identifies where the materials on page A-700 will be located.  
**RESPONSE:** Please see the Elevations (A-210 & A-220) and Rendering sheets (A-510 - A-580) revised to include material legend & corresponding material tags in their corresponding locations on the exterior elevations.

- **DESIGN RECOMMENDATIONS**

- Staff recommends verifying that there are no building code issues with raising the front yard to the level of the front fence given that there would be a 5' drop.  
**RESPONSE:** Please note the elevation of the front yard has been reduced to the CoMB minimum yard elevation of Future Adjusted Grade (+7.98' NGVD). The front property wall is now ~4'-2" above Grade at 8.0' NGVD top of wall. See sheet A-410.
- Identify the setback from the property line of mechanical equipment.  
**RESPONSE:** Please see the setback dimensions provided to the at-grade pool equipment on the Site Plan (A-050) as well as dimensions of the rooftop equipment above the garage to the property lines provided on the Second Floor Plan (A-120). Please also note the rooftop equipment is screened on all sides by means of parapet walls and planters
- Clarify the boat storage use in the southeast part of the property.  
**RESPONSE:** Please note the previous "Boat Storage" area in the southeast corner of the property has now been more appropriately named as "Open Storage" for outdoor supplies. Notes have been included on sheets A-050, A-110, & A-220.
- Clarify on plans if the dock is existing and not included in this application; as docks now require a 7'-6" side setback.  
**RESPONSE:** Please note the dock is existing to remain. A note has been included on the Site Plan (A-050) for clarity.

- **ZONING COMMENTS**

- Page A-410: Fence/wall at the property line cannot exceed 5 feet from grade. 5'-1" is shown.  
**RESPONSE:** The front property wall has been reduced in height to 8.0' NGVD and is now 4'-2" high when measured from Grade. Please see this revised on sheet A-410.
- Page A-420: Side yard fence clarify the location of where the proposed fence is being measured. The code allows for a solid wall up to 7' feet if measured from grade (sidewalk elevation). Alternatively, the code allows measuring the fence from future adjusted grade, as requested in the waiver. The graphic shows "existing grade" at 8.16' NGVD.  
**RESPONSE:** Please note the side property walls are existing to remain and have been noted to have a maximum height of 4'-0" of solid wall when measured from Future Adjusted Grade. See sheet A-420.

- Zoning in Progress: Amendment in progress will prevent pool from counting up to 50% of the 70% rear yard open space. The amendment will allow the rear yard open space to be reduced to 50%, if the remaining area 20% area is provided in the side yards. The amendment is expected to be considered at the July 23rd City Commission meeting.

**RESPONSE:** Please see the Rear Yard Open Space calculation updated on sheet A-043 with 61% in rear yard utilizing the side yards to make up for a pervious open space greater than 70% without counting the pool water.

- **ARCHITECTURAL REPRESENTATION**

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

**RESPONSE:** Cover sheet has been revised to include "FINAL SUBMITTAL" & DRB File No.

- Final submittal drawings need to be DATED, SIGNED AND SEALED.

**RESPONSE:** Final drawings are dated, signed & sealed.

- **PLANNING ADMIN REVIEW**

- Page 7 of Application: Incomplete Disclosure - Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.

**RESPONSE:** Revised application contains the name of the sole Trustee and the name and percentage ownership of the sole Beneficiary (100%). The Trustee does not own the trust, just manages it.

- All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

**RESPONSE:** Noted, we will complete Formal Submittal according to these instructions.

- Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

**RESPONSE:** Disclosure contains the sole owner, the Trust at 100%, with corresponding percentage of ownership indicated on page 7 in the Trust section.

- Submit signed and seal Survey.

**RESPONSE:** Survey is signed and sealed.

# L & N D

July 10, 2025

**Design Review Board: DRB25-1113**

409 East San Marino Drive  
Miami Beach, Florida 33139

**PLANNING LANDSCAPE REVIEW COMMENTS:**

1. Revise the landscape legend form (required column) as follows: a. 12,858 sf lot requires (12) lot trees minimum (0 existing to remain). b. Number of native lot trees = 30% of provided lot trees c. (2) street trees are ok. d. (14) total trees minimum x 12 = (168) shrubs minimum and natives are number of shrubs provided x 50%. e. (17) large shrubs minimum and natives are number of large shrubs provided x 50%. Correct the provided column to reflect the quantities shown on the plant list. **The landscape legend has been updated to reflect the comments regarding quantities noted above.**
2. Provide complete planting specifications (i.e. 12' Ht. x 6' Spr., 2" DBH) and not simply 16 x 16, 18 x 18, etc. Note that street trees shall have a minimum clear trunk of 4 feet and DBH of 3 inches. **Specifications have been updated to reflect the comments noted above. The street trees are standard form green buttonwood at 16' tall x 16' spread x 8" DBH and will have a clear trunk of more than 6-8 foot minimum.**