

City of Miami Beach Design Review Board

DRB25-1147

Property Address: 104 East San Marino

Miami Beach, FL 33139

Planning Department Review – Fail – Alejandro Garavito

1. Application Completeness

- a. Application: Include that the project is requesting variances under summary of request.
 - i. OK
- b. Include the cost of estimate under a separate cover or in the letter of intent.
 - i. OK
- c. LOI: provide construction date for the existing single-family home and state that is proposed to be demolished.
 - i. OK
- d. Survey: The survey shall be provided also as a separate electronic file. (Checklist items 10 & 11b)
 - i. OK
- e. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1, number questions as presented in the code a to s.
 - i. OK
- f. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L.
 - i. OK
- g. LOI: Each variance request shall note the code section and what is required and what is provided.
 - i. 11/18/25: Variances: Staff determined that the variance requests as follows: Variance # 1: A rear yard setback variance is required for the construction of a parking structure in the rear yard and the construction of a spiral stair. Provide proposed setbacks (stairs and exterior of the metal parking structure columns). This eliminates the need to request separate variances for the stairs, carport material, and required rear yard open space. Calculations for the required open space should be based on the lot width and the proposed parking structure setback. Variance #2: This variance is for the front entry terrace and planter to project more than 25% into the required yard facing street setback. (provide required and proposed setbacks). Variance #3: This variance is for the stairs and walkways located on the required yard facing the street to exceed 44" in width unless changes to the stairs are implemented. The proposed dimensions should be provided. Revise the Letter of Intent request of variances, provide the code sections, required setback and proposed, revise

diagram plans to coordinate with these requests. // LOI: Each variance request shall note the code section and what is required and what is provided.

1. We have updated the variance/ waiver requests on the LOI.
2. Refer to all Variance/ Waiver diagrams: A-080 – A-092.
3. Also note that in Reference to Variance #3, regarding the width of the stairs and planters, we have provided two renderings. One with the 10' stairs and walkways as we want it, and one with the 44" width. As you can see, the 44" width looks terrible. Refer to G-200 and G-201.

h. Variance Hardship criteria response to criteria #5 mentions a driveway width, revise/clarify response, is this an additional variance ?

i. OK

i. A-0.1: Context Location Plan: show name of streets.

i. OK

j. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). Checklist item 18. Provide the Three houses located west on San Marino Terrace, the abutting house North on San Marino Drive and the two houses across from the street (105 and 125 San Marino Drive).

i. OK

k. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility.

i. OK

2. Architectural Presentation

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

i. OK

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

i. OK

c. Lot coverage: Provide diagrams and calculation to what is calculated on the first floor, second floor and roof plan (i.e projections if applicable), provide subtotals and total. Portions of the roof overhang on the east side in front of the master bath, main stair window and balcony bedroom 2 should be counted.

- i. 11/18/25: The entire covered parking area shall be counted in the lot coverage from the main structure 5 feet setback. as presented, only half is included in the lot coverage diagram. Revise calculations and Zoning Data // Lot coverage: Provide diagrams and calculation to what is calculated on the first floor, second floor and roof plan (i.e projections if applicable), provide subtotals and total. Portions of the roof overhang on the east side in front of the master bath, main

- stair window and balcony bedroom 2 should be counted.
- ii. Lot coverage calculations have been updated. Lot coverage calculations now include two diagrams, one of the first floor counting the overhangs of the second floor and the A/C, and one of the second floor showing the overhangs of the roof.
 - iii. The carport has been removed.
- d. The second floor screened balcony will count towards lot coverage.
- i. 11/18/25: Portions of the second-floor enclosed balcony are not being counted on the first floor. Including diagrams for each floor, as well as roof plan, and then overlapping them will show what is counted and what is not. Revise // The second-floor screened balcony will count towards lot coverage.
 - ii. A small portion of the second floor diagram has been added to the lot coverage calcs – A-052
 - iii. Note that on the second floor, the balcony does not count since it has already been counted on the first floor.
- e. Zoning Data and plans: Please use the updated zoning data sheet located at:
<https://www.miamibeachfl.gov/wp-content/uploads/2023/10/Single-Family-zoning-data-sheet-Draft-8-23.pdf>
- i. OK
- f. Provide existing lot coverage and unit size information.
- i. OK
- g. Provide demolition, existing site plan/plans.
- i. OK
- h. Zoning Data Item 6: Free board, revise calculation, provide correct base flood elevation value.
- i. OK
- i. Zoning Data: all information shall coordinate with plans and documents submitted.
- i. OK
- j. Site Plan: Insufficient, provide all information per checklist items 11h and 42h to j.
- i. OK
- k. Site plan: provide driveway width and driveway setback dimension. (It should be setback 5 FT). If compliance is not possible, the applicant must seek a variance.
- i. OK
- l. Elevations: Provide black and white drawings, enlarge to fit two per page. Provide all height dimensions and datums in NGVD.
- i. OK
- m. Sections (Missing): Provide two sections, one N-S and one E-W, provide section markers on all plans, provide two sections per page.

- i. OK
- n. Proposed Maximum height from DFE to T.O roof slab dimensions shall be shown on all sections and elevations. Revise.
 - i. OK
- o. All floor plans: Provide required setback lines and the proposed setback dimensions.
 - i. OK
- p. Variance related to setbacks: Provide the proposed setback for each item and clearly note that is a variance request. (The carport setback shall be measured to the exterior columns).
 - i. 11/18/25: Insufficient: The proposed spiral stair and parking structure (exterior columns) setbacks are not noted on the variance diagram and plans. provide these dimensions. // . Variance related to setbacks: Provide the proposed setback for each item and clearly note that is a variance request. (The carport setback shall be measured to the exterior columns).
 - ii. Added additional Variance Sheet showing the setbacks for Spiral Stair. Carport has been removed. Refer to A-080.
- q. Variance related to open space should be noted on the open space diagram.
 - i. OK
- r. Materials: Incomplete. In addition to the materials provided, provide more detailed information on the materials to be used for the spiral stair, railing/wall from the spiral stair to the mechanical equipment area located on the roof, wall/fence around mechanical equipment located at the roof. Provide carport awing material/color, provide carport structure material, color (Carports shall be constructed of canvas and pipe for the express purpose of shading automobiles.)
 - i. OK
- s. Provide Material details for the screen enclosing the second-floor balcony facing the side yard facing the street.
 - i. 11/18/25: Insufficient: G-101: Balcony Screen material is insufficient, provide an image for the screen material to be used, the renderings should show the screen. Staff also suggests that this material sample should be provided at the DRB hearing. // Provide Material details for the screen enclosing the second-floor balcony facing the side yard facing the street.
 - ii. Refer to G-103 for a sheet created showing details of the screen. We are also showing some precedent images.
 - iii. A physical sample of the screen has been ordered and will be brought to the hearing.
- t. Materials: Rendered elevations located on pages G-101, G-102: make the elevations larger, remove the black base.
 - i. 11/18/25: G-101: remove the thick black base from front elevation. Provide title for the lower

rendering. // Materials: Rendered elevations located on pages G-101, G-102: make the elevations larger, remove the black base.

ii. We have made the elevations larger and removed the thick black base.

u. 11/18/25: Name the elevations and renderings as North, South, West and East. Currently south and north between the rendering and B&W elevations are not coordinating, revise.

i. Elevations and Renderings have been renamed.

3. Design Recommendations

4. Zoning Comments

a. All Retaining existing/proposed walls/fences shown on A-101 shall be provided on the site plan. Provide proposed existing height and Demonstrate compliance with Section 7.2.2.3.b.12.H. Provide separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade, materials etc.

i. 11/18/25: A-051,52, 080, and 110 are showing a wall/fence and doors on the north side of the property, property line and side yard. Provide proposed high in the site plan and separate detailed elevations with height dimension per code and material details. // All Retaining existing/proposed walls/fences shown on A-101 shall be provided on the site plan. Provide proposed existing height and Demonstrate compliance with Section 7.2.2.3.b.12.H. Provide separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade, materials etc.

ii. Refer to Site Plan A-060 for fence/ gate called out. This is showing the height.

iii. Refer to Elevation A-300 for an elevation view.

iv. A page A-302 has been created for just the fence/ gate elevations.

b. Projecting Terrace/balcony and roof overhangs located on the west side cannot exceed 25% of the required side yard; provide projection dimension from side setback on all floor plans.

i. 11/18/25: 25% of 7'-6" is 1'-10 1/2" adjust drawings and dimensions. // Projecting Terrace/balcony and roof overhangs located on the west side cannot exceed 25% of the required side yard; provide projection dimension from side setback on all floor plans.

ii. We have adjusted the balconies to 1'-10" – Refer to A-110, 120, 130.

c. Projecting stairs from the pool deck onto the west side yard is exceeding the 25% of the required setback, provide dimension, adjust staircase location.

i. OK

d. The proposed first floor terrace and planter along the side facing the street setback is exceeding the 25% of the required setback at this side. Provide projection dimension and adjust.

i. 11/18/25: A-080: Provide planter and terrace setbacks dimension to the property line, ONE

VARIANCE ? // The proposed first floor terrace and planter along the side facing the street setback is exceeding the 25% of the required setback at this side. Provide projection dimension and adjust.

ii. We will need a variance for this. Refer to sheet A-081.

e. 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 pervious paver finish of the driveway in the site plan.

i. OK

f. 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. On the second-floor plan, provide an overall dimension from the corner of bedroom 3 to the end of the wall located at the front balcony. The additional open space shall be regular in shape, open to the sky from grade, and at least 8 feet in depth, measured perpendicularly from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent (1%) of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent (50%) of the required interior open space area shall be sodded or landscaped pervious open space. As presented, the open space is not complying with code. Revise and Provide area calculations. If you are requesting a DRB waiver, it should be stated on the LOI.

i. 11/18/25: The floating wall is part of the second-floor elevation, therefore must comply with the code. It needs to be 8 feet wide and open to the sky, please provide a dimension between the overhangs on the second and roof plan. The proposed reflecting pool does not comply with the required sodded or landscape requirements. If a DRB waiver is required it should be stated on the LOI. // 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. On the second-floor plan, provide an overall dimension from the corner of bedroom 3 to the end of the wall located at the front balcony. The additional open space shall be regular in shape, open to the sky from grade, and at least 8 feet in depth, measured perpendicularly from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent (1%) of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent (50%) of the required interior open space area shall be sodded or landscaped pervious open space. As presented, the open space is not complying with code. Revise and Provide area calculations. If you are requesting a DRB waiver,

it should be stated on the LOI.

ii. We have provided a Waiver request for this – see A-091 and A-092.

g. Demonstrate compliance with 7.2.2.3.b.2.B.II. For two story homes with an overall lot coverage of 25 percent (25%) or greater, the following additional requirement shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard): At least 50 percent (50%) of the second floor along a side elevation facing a street shall be set back a minimum of 5 feet from the minimum required setback. Provide setback dimensions, overall dimensions and calculations to demonstrate compliance. The proposed balcony screen will count against this. If you are seeking DRB waiver for this, it should be stated on the LOI.

i. OK

ii. Yes we need a waiver for the second floor balcony to not count – refer to A-090 diagram.

h. 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. Provide FCR value on page A-001.

i. 11/18/25: Reach out to PW again and provide this information next to the zoning data as you did on the first submittal. Include Future adjusted Grade, Future Crown of the road values. 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. Provide FCR value on page A-001.

ii. The future COR is +6.06'. see attached email correspondence with Aaron Osbourne. He says that the FCR is +4.5' NAVD, and as shown in the survey the conversion factor is 1.56' which equals 6.06' NGVD

iii. Thus the Future Adjusted Grade is 8.03' NGVD. $(BFE+1) 10' + 6.06' (FCR) / 2 = 8.03'$

i. A yard drawing shall be submitted that shows all encroachments and elevations within the yard or provide this information on the site plan.

i. OK

j. Detailed yard sections from the property line to the required setback shall be provided, showing elevations, property line and required setback

i. OK

k. Walkways cannot exceed 44" within the required yard. Provide dimension to the stairs and walkway on the required side yard facing the street.

- i. 11/18/25: not addressed, walkways and stairs cannot exceed 44" // Walkways cannot exceed 44" within the required yard. Provide dimension to the stairs and walkway on the required side yard facing the street.
 - ii. We will need a Variance for this as well then – refer to A-082.
- l. The maximum height of the mechanical equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the mechanical and pool equipment measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.
 - i. OK
- m. Provide roof parapet wall, mechanical equipment screen/wall height. In sections/elevations.
 - i. OK