



ARCHITECTURE INTERIOR DESIGN PLANNING

**DATE:** 03-11-2019  
**TO:** Planning Department – Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
**RE:** DRB19-0371 ARCH Narrative for 1420 W 23<sup>rd</sup> Street  
Response to comments issued 03-01-2019

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# MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Comments

**SUBJECT:** Design Review Board DRB19-0371 1031 4<sup>th</sup> Street  
Comments Issued: 03/01/2019  
Final CAP/PAPER Submittal: **1:00 PM on 03/11/19**  
Notice to Proceed: **03/18/19**  
Tentative Board Meeting Date: **05/07/19**

## PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 03/11/2019** for the **MAY 07, 2019** meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
  - o 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.
- **All other associated fees due 03/20/2019**

## DRAFT NOTICE:

**DRB19-0371, 1031 4<sup>th</sup> Street.** An application has been filed requesting Design Review Approval for the construction of an enclosed electrical distribution substation.

## 1. APPLICATION COMMENTS



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a. Missing pre-application checklist

**Response:** Application checklist had been provided via CAP. Checklist has been re-uploaded via CAP for the Final Submittal.

b. Applicant Information on first page of application can be removed to leave FPL-Greg Hall as sole applicant. If Bruce Barber is the applicant and will be representing before the Board then Greg Hall must complete Power of Attorney on page 5 of the application, authorizing Bruce Barber.

**Response:** Revised Application has been provided. POA Affidavit has been signed by Gregg Hall to authorize Bruce Barber.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline MARCH 18, 2019:

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ \_\_\_\_ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ \_\_\_\_ (\$500 p/ variance)
7. Sq. Ft Fee - \$ \_\_\_\_ (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ \_\_\_\_ ALL FEES MUST BE PAID BY MARCH 20, 2019 In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline MARCH 11, 2019 before 12 p. m. (Tardiness may affect being placed on the agenda)

- 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.
- One (1) original signed, sealed and dated Survey.
- 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, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey



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and any additional information/documents provided.

- 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 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any further questions, please contact me. Monique Fons: 305.673.7550/  
[moniquefons@miamibeachfl.gov](mailto:moniquefons@miamibeachfl.gov).

**Response:** Noted. Requested items will be provided at time of Final Submittal.

## 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Generally feature elevations façade should not be plain flat tilt up patterned walls. S per 2004 concern, Staff would suggest, however, that the proposed panel system also be employed on the north elevation, which is clearly visible from 5<sup>th</sup> Street, as well as a substantial portion of the east elevation, abutting the alley. This will ensure that the successful design is visible from multiple points, and that overbearing solid walls do not result

**Response:** Additional detailing of the feature walls, and a better sample image has been provided to better indicate the design being proposed. The proposed undulating pattern design is currently proposed for the entirety of the front elevation on 4th street, and the entirety of the elevation along the alley. The proposed design has now been continued along the rear elevation as suggested.

b. A0.01 Remove zoning legend portions that are not relevant. Enlarge.

**Response:** Zoning legend has been simplified, and enlarged.

c. Add survey to set

**Response:** Survey has been added to the set.

d. Add confirmation from CAO (City Attorney Office) confirming Planning Board CUP not required.

**Response:** Email communication with city attorney has bene provided.

e. Identify extent of undergrounding of overhead lines and poles.

**Response:** Transmission and distribution lines entering/exiting the substation will be underground. Existing Adj. distribution lines (spec. in front of the substation and beside the substation in the alley) will be buried. Complete design is in-process and therefore the scope and extend of "undergrounding" is to be determined.



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f. Missing: • Landscape plans

**Response:** Landscape plans have been provided.

g. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

**Response:** Cover page and each title block has been labeled to indicate final submittal and the final submittal date.

h. Add narrative response sheet

**Response:** Narrative response sheet has been provided.

### 3. DESIGN/APPROPRIATENESS COMMENTS

a. Generally, all loading doors should be finished and designed in a high quality manner, particular importance is the architectural treatment of the 4<sup>th</sup> Street loading door/gate.

**Response:** The design of the loading doors has been studied, and are being proposed to incorporate a pattern that matches the proposed exterior feature elevations.

b. Provide detail of south and east façade-renderings appear as fins attached to wall, plans depict a flat patterned concrete wall like a highway sound barrier. Façade should not be plain flat tiltup patterned walls.

**Response:** Additional detailing of the feature walls, and a better sample image has been provided to better indicate the design being proposed.

c. Explore front gate as rolling gate to have more architectural treatment

**Response:** Roll-up gate is FPL’s only option due to the limited size of the lot, building and space.

The rolling gate option was explored and there is not enough room inside the substation for circulation, access and FPL/NESC electrical clearances. <sup>[1]</sup><sub>SEP</sub>

d. Explore incorporating a sneak peak small transparent opening

**Response:** : FPL’s recent security policies, due to heightened security measures with critical infrastructure and an increase in terrorism activities, request that a “sneak peak” is not installed. FPL’s “open air” substations, especially the older stations w/o walls are an exception... some of which are being upgraded.

e. Explore more architectural façade at NORTH elevation—score as undulating patterns?

**Response:** The proposed design has now been continued along the rear elevation as suggested.

f. Explore raising equipment slab to higher elevation as previous.

**Response:** FPL will raise the slab elevation as high as possible in order to comply/exceed the current flood elevation regulations, and taking into account the City’s recommendations to increase



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the elevation. FPL must also maintain feasible access from the alley, into the substation for equipment delivery/installation and future replacement. As per currently designed, the loading doors sits about an average of 5'-3" above the adjacent alley, which is felt to be about the maximum height difference that can occur to still be able to perform the previously listed activities.

#### 4. VARIANCE/ZONING COMMENTS

a. Revise zoning information table. Lot area is incorrect. Lot area is 7,650 sf as per dimensions and survey. Maximum FAR is incorrect. Maximum FAR is 15,300 sf.

**Response:** Typo has been corrected to match the survey, and all associated calculations have been revised accordingly.

b. The building height shall be measured from 9.0' NGVD, unless transformers and equipment is elevated. Therefore, the proposed building height is 51'-0", which exceeds the maximum height allowed.

**Response:** Building height has been revised to be measured from the +9' NGVD elevation.

#### 5. LANDSCAPE

a. City Code requires for a Landscape Plan prepared by a Landscape Architect licensed in the State of Florida to be submitted as part of the application. The proposed landscape plan must satisfy minimum landscape code requirements as prescribed by CMB Code Chapter 126. The standard CMB Landscape Legend must also be included on the plans outlining minimum requirements and what is provided.

**Response:** Landscape plan has been provided for Final Submittal.

b. if seeking approval without any plant material on the site, please refer to the landscape code for the available options, and work with the LA for the project on how to satisfy requirements. At a minimum, street trees as required by code in conjunction with a suspended paving system under the sidewalk should be provided in the public ROW. Concerns related to raising of the street, and impact on trees can be addressed during permitting.

**Response:** Landscape plan has been provided for Final Submittal.

c. The Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>

**Response:** Landscape plan has been provided for Final Submittal.



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## 6. PUBLIC WORKS

a. Dimensions of driveway and access point on the alley

**Response:** Dimension has been provided.

b. Proposed design does not indicate proposed utility services(water, sewer, electric, gas [if any]).

**Response:** Water, sewer, electrical, HVAC, etc. plans (with the exception of the high voltage FPL/NESC substation designs) will be completed after the DRB process and submitted as part of the permitting process. A restroom (connected to public wtr & swr) will most likely be installed inside the building for occasional use. To be confirmed in early-mid 2019.

c. Site drainage also to be considered in design as well.

**Response:** Drainage design to be completed and submitted to the City at time of permitting, along with the structural design, driveway and other sub-permits, including the ones listed above. [SEP]

d. \*\*All construction and/or use of equipment in the Right-of-Way and/or easement require a separate Public Works Department permit PRIOR TO START OF CONSTRUCTION.

**Response:** Noted. A note indicating as such has been provided on the site plan. [SEP]

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.**