



Stantec Consulting Services Inc.
2 South Biscayne Boulevard, Suite 1670, Miami, FL 33131

August 5, 2019
Job Address: 4701 N Meridian Avenue, Miami Beach, FL 33140

Attention:
City of Miami Beach Planning and Zoning Department

Reference: 4701 N Meridian Ave (DRB19-0450)

Thank you for your team's effort in reviewing the submitted documents for 4701 N Meridian Ave. Below you will find our responses to the Zoning comments from the first submittal received on 07/16/2019 and review completed on 07/26/2019.

Please note that first submittal included two signs locations. The owner has decided to remove the west sign location from the application and therefore this revised final submittal only includes the western sign as part of the application.

Zoning Review Comments:

- 1. Please note that uploading page by page electronic files of application and plans will not be accepted at final submittal. All pages of a document must be uploaded in one PDF file. Documents that have not been revised from first to final submittal do not have to be re-uploaded. For next submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.*

Response: Acknowledged; pdfs submitted as requested.

- 2. Provide a narrative responding to staff comments.*

Response: Provided

- 3. The project requires a minimum of 2 variances to reduce the required 10'-0" setback from the front property line. The maximum sign area allowed is 15 sf per sign. If the sign area as indicated in comment 7 exceeds 15 sf, two additional variances will be required*

Response: We are requesting the front setback variance since we exceed the 10' requirement. The area of the proposed sign is 14 square feet and does not exceed the 15 square foot maximum.



4. *Provide a legible copy of the latest landscape plans approved, showing the front of the property*

Response: Most current version of landscape drawings provided for reference.

5. *Survey is illegible for review. Revise survey to be legible when printed in 11x17*

Response: Revised S&S 11x17 copy of survey is provided. We have also provided a full-size version for ease of reference and legibility.

6. *Provide an elevation drawing showing height of low wall and height of main sign from grade elevation*

Response: Please refer to sheet A11 & A12 with elevations noted as requested.

7. *Detail of the sign shall include area of the proposed sign. The area will be measured as the sum of a rectangle around the main sign and a rectangle around the top graphic. Indicate sign area. Indicate elevation in NGVD of the top of the wall.*

Response: Refer to updated version of sheet A-12 noting sum or area and requested elevations.

8. *The color renderings do not appear to be scaled, as the width of the monument sign is not compatible with the width indicated in section drawings.*

Response: Please refer to update renderings on sheets A-13 & A-14.

9. *Clearly indicate that the signs are not illuminated.*

Response: Sign is not illuminated. Note has been added on sheet A-12 stating it is not illuminated for clarity.

10. *Remove additional copy of survey, not legible attached to plans*

Response: Copies replaced with legible version.

11. *Remove building permit page showing the monument sign. It is not clear the location of the sign or if the sign was previously approved. Please clarify.*

Response: Signage was not shown on previous zoning approvals. Site plan and enlarged plans replaced showing clear location of proposed sign.



Planning Review Comments:

1. Blank

Response: Response not required

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Pg 8 Label Sign "A" and sign "B" use naming throughout

Response: Please note a sign was removed from the application. Therefore, we are only requesting variance for one sign at the eastern building entry.

- b. Pg 12 / 19- indicate SF of sign area. Rectangle of logo + rectangle of copy = total SF. Max area for RM2 monument sign = 15 square feet

Response: Refer to update sheet A-12 noting total of 14 square foot.

- c. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: Coversheet and drawings have been revised to include.

- d. Add narrative response sheet.

Response: Provided

3. ZONING/VARIANCE COMMENTS.

- a. Variance #1 to reduce eastside front setback 10' required _ 6'-6": Staff supportive

- b. Variance #2 to reduce westside front setback 10' required _ 6": Staff supportive

Response: Please note a sign was removed from the application. Therefore, we are only requesting variance for one sign at the eastern building entry.

4. Provide DESIGN/APPROPRIATENESS COMMENTS

- a. Pg 12 / 19 - detail type of lettering.

Response: Refer to sheet A-12. Font to match graphic shown on sheet. Added note stating "Flat Cut out ¼" thick bronze text & Logo".

- b. 5'0" high monument signs measured from CMB Grade (NGVD value at centerline of sidewalk along property line. Height may be permitted to exceed the maximum through the design review process. However at no time shall height exceed ten feet.



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Response: Refer to revised sheets A-11 & A-12. Elevations reference added. Height of 7'-1/4" from CMB Grade does not exceed 10' maximum allowed.

- c. *Renderings are deceptive. Monument sign 5' high but nearly 3' thick. Minimize depth of monument signs to be more in alignment with renderings (1' depth maximum)*

Response: Rendering updated. Please refer to sheet A-13 & A-14. The 2'-8" depth of the sign is dictated by the thickness of the low wall and is part of the presence and proportions of the design.

- d. *Indicate method of illumination of sign. Back lit? Uplit?*

Response: Sign is not internally illuminated or back lit. There will be accent landscape lighting pointed towards the sign for visibility.

Admin Review Comments:

1. *The Label Documents are not for the property on the DRB file and must be corrected for final submittal.*

Response: The printed copy of the label documents, including the labels, are for the correct property. However, the CD that was submitted to the City during the first submittal had the incorrect cover letter. We are providing an updated CD with the corrected cover letter.

2. *Disclosure on page seven of the application is incomplete. Percentage of ownership must be specified.*

Response: We corrected the application to provide the percentage ownership.

Once again, we appreciate your time spent reviewing this project and hope the above responses appropriately address your comments.

Regards,

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Design with community in mind