



October 5, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0587**  
1787 Normandy Dr Miami Beach, FL 33141

Page 1 of 6

**RESPONSE TO DRB COMMENTS**

**DRB ADMIN REVIEW**

10/01/2020 | Review by Fons, Monique

Comments issued by 10/1/2020

Please remember to upload documents with the correct naming format:

(date of submittal) – Application

(date of submittal) – LOI

(date of submittal) – Survey

(date of submittal) – Mailing labels

Etc....

Comment	Response
The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 10/19/2020:	
1. Advertisement - \$1,544	
2. Posting - \$103	
3. Mail Label Fee (\$5 per mailing label)	
4. Courier - \$ 70	
5. Board Order Recording - \$ 103	
6. Variance(s) - \$772 p/variance	
7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft	
Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 10/21/2020	
In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 10/12/2020, before 12 p.m. (Tardiness may affect being placed on the agenda):	
NOTE: For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload. Please contact the following members of our staff for assistance with your respective applications:	
DRB – James Murphy <a href="mailto:Jamesmurphy@miamibeachfl.gov">Jamesmurphy@miamibeachfl.gov</a> Fernanda Sotelo <a href="mailto:Fernandasotelo@miamibeachfl.gov">Fernandasotelo@miamibeachfl.gov</a>	
HPB - Debbie Tackett <a href="mailto:DeborahTackett@miamibeachfl.gov">DeborahTackett@miamibeachfl.gov</a> James (Jake) Seiberling <a href="mailto:Jamesseiberling@miamibeachfl.gov">Jamesseiberling@miamibeachfl.gov</a>	
PB - Michael Belush <a href="mailto:Michaelbelush@miamibeachfl.gov">Michaelbelush@miamibeachfl.gov</a> Irina Villegas <a href="mailto:Irinavillegas@miamibeachfl.gov">Irinavillegas@miamibeachfl.gov</a> Alejandro Garavito <a href="mailto:Alejandrogaravito@miamibeachfl.gov">Alejandrogaravito@miamibeachfl.gov</a>	
BOA - Rogelio Madan <a href="mailto:Rogeliomadan@miamibeachfl.gov">Rogeliomadan@miamibeachfl.gov</a> Steven Williams <a href="mailto:Stevenwilliams2@miamibeachfl.gov">Stevenwilliams2@miamibeachfl.gov</a>	

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**RESPONSE TO DRB COMMENTS**

**DRB PLAN REVIEW**

09/29/2020 | Review by Murphy, James

General Correction 9/29/20

Staff First Submittal Comments Design Review Board

SUBJECT: DRB20-0587, 1787 Normandy Drive

Review Comments: 09/30/20 | 09-23/20 JGM

Final CAP/Formal Submittal: 12:00 PM on 10/12/20

Notice to Proceed: 10/19/20

Tentative Board Meeting Date: 12/07/20

For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal **MUST** be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.

DELIVER THREE (3) SETS FINAL 11x17 OF PLANS TO City Hall ATTENTION MURPHY/DRB PLANNING 12:00 PM on 10/12/20

All other associated fees due 10/21/20

Comment	Response
1. Application	
2. General	
3. Deficiencies in architectural presentation	
a. LOI states project proposes 10'8". Sheet A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. Waiver up to 2' is permissible. Clarify and coordinate.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
b. Survey grade is 3.75' NGVD.	Acknowledged.
c. Design of front façade needs refinement. Although a "secondary" façade to the program, it is the street facing elevation and should have a more pronounced presence. Consider wrapper boxes on side elevation around to front.	Front façade was updated using a wrap box around the corner.
d. A-100 Add measurement mark of foyer slab NGVD value.	Measurement mark was added to foyer slab.
e. A-101, A-102, A-103, A-104 Add NGVD value to slab marks.	NGVD values were added.
f. A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. LOI states project proposes 10'8" Clarify and coordinate. Waiver up to 2' is permissible.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
g. A2.01 Continue to refine design of front façade-still reading flat and "applied"	Acknowledged.

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**RESPONSE TO DRB COMMENTS**

<b>DRB PLAN REVIEW [Continued]</b> 09/29/2020   Review by Murphy, James	
<b>Comment</b>	<b>Response</b>
h. A2.01 – A3.03. Add NGVD values to all side of levels elevation marks (second, third, roof, top of structure). NOTE: Overall height measurement is measured from BFE+5.	NGVD values were added to all side of levels elevation marks.
i. Add "FIRST SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated	Acknowledged.
j. Add narrative response sheet.	Acknowledged.
<b>4. Design Comments</b>	
a. Confirm FPL will not require an FPL transformer or vault on site. This can have severe consequence at time of building permit review.	A confirmation letter from Sabrina Caneja, associate engineer of the Central Dade Service Center-FPL, was received stating the building will be fed from the rear pole. The letter is attached as part of the supplemental documents.
b. Confirm with Public Works Department that walls and landscaping proposed within 5' utility easement (at rear) is acceptable.	Landscape plans were updated taking into consideration the 5' utility easement for the proposed planting species.
c. Continue refinement of front (and front portion of side) façades	Acknowledged.
d. Ground floor of front façade needs substantial work, including details of garage doors.	Please refer to details D1 and D4 on sheet A-301 for the garage door details.
e. All exterior ground floor railings should be of a flat profile with minimal vertical and horizontal members and accessibility rail should return to ground does not return unto rail.	Railing reference updated on sheet A-401, according to comment recommendation.
f. Contrasting high quality material strongly encouraged to be introduced at project among primary façade that may wrap around front portion of sides.	Acknowledged.
g. Parking shall be screened from adjacent properties to avoid light spillage. Consider ground level screening mechanisms and additional landscaping to screen underside parking level.	The light will be shielded by a 38" high beam. Please refer to Sections 1 and 2 on sheet A-301.
<b>5. Zoning Comments</b>	
a. Waiver #1 garage clearance. (12'-0" garage clearance required, 10'-0" provided)	Waiver requested.

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**RESPONSE TO DRB COMMENTS**

<b>DRB PLAN REVIEW</b>	
09/30/2020   Review by Sotelo, Fernanda	
Staff First Submittal Comments Design Review Board SUBJECT: DRB20-0587, 1787 Normandy Drive Review Comments: 09/30/20 Final CAP/Formal Submittal: 12:00 PM on 10/12/20 Notice to Proceed: 10/19/20 Tentative Board Meeting Date: 12/07/20	
<p>For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS &amp; Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.</p> <p>DELIVER THREE (3) SETS FINAL 11x17 OF PLANS TO City Hall ATTENTION MURPHY/DRB PLANNING 12:00 PM on 10/12/20</p> <p>All other associated fees due 10/21/20</p> <p>DRAFT NOTICE DRB20-0587, 1787 Normandy Drive. An application has been filed requesting Design Review Approval for the construction of a new multi-story residential building including one or more waivers on a vacant site.</p>	
Comment	Response
1. Application	
2. General	
3. Deficiencies in architectural presentation	
a. LOI states project proposes 10'8". Sheet A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. Waiver up to 2' is permissible. Clarify and coordinate.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
b. Survey grade is 3.75' NGVD.	Acknowledged.
c. Design of front façade needs refinement. Although a "secondary" façade to the program, it is the street facing elevation and should have a more pronounced presence. Consider wrapper boxes on side elevation around to front.	Front façade was updated using a wrap box around the corner.
d. A-100 Add measurement mark of foyer slab NGVD value.	Measurement mark was added to foyer slab.
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<b>DRB PLAN REVIEW [Continued]</b> 09/30/2020   Review by Sotelo, Fernanda	
<b>Comment</b>	<b>Response</b>
h. A2.01 – A3.03. Add NGVD values to all side of levels elevation marks (second, third, roof, top of structure). NOTE: Overall height measurement is measured from BFE+5.	NGVD values were added to all side of levels elevation marks.
i. Add "FIRST SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated	Acknowledged.
j. Add narrative response sheet.	Acknowledged.
<b>4. Design Comments</b>	
a. Confirm FPL will not require a FPL transformer or vault on site. This can have severe consequence at time of building permit review.	A confirmation letter from Sabrina Caneja, associate engineer of the Central Dade Service Center-FPL, was received stating the building will be fed from the rear pole. The letter is attached as part of the supplemental documents.
b. Confirm with Public Works Department that walls and landscaping proposed within 5' utility easement (at rear) is acceptable.	Landscape plans were updated taking into consideration the 5' utility easement for the proposed planting species.
c. Continue refinement of front (and front portion of side) façades	Acknowledged.
d. Consider continuing shade structures, i.e. eyebrows, and/or incorporating other architectural elements along front elevation that provide depth and movement to an otherwise 2-dimensional façade.	Acknowledged.
e. Ground floor of front façade needs substantial work, including details of garage doors.	Please refer to details D1 and D4 on sheet A-301 for the garage door details.
f. All exterior ground floor railings should be of a flat profile with minimal vertical and horizontal members and accessibility rail should return to ground and not return unto rail.	Railing reference updated on sheet A-401, according to comment recommendation.
g. Contrasting high quality material strongly encouraged to be introduced at project among primary façade that may wrap around front portion of sides.	Acknowledged.
h. Parking shall be screened from adjacent properties to avoid light spillage. Consider ground level screening mechanisms and additional landscaping to screen underside parking level.	The light will be shielded by a 38" high beam. Please refer to Sections 1 and 2 on sheet A-301.
<b>5. Zoning Comments</b>	
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RESPONSE TO DRB COMMENTS

**DRB ZONING REVIEW**

09/30/2020 | Review by Villegas, Irina

Comment	Response
- Comments issued on September 1	
1. Survey shall be updated to not older than 6-months-old.	Updated survey submitted.
2. Requires a waiver from the minimum height clearance for parking at the ground level.	Waiver requested.
3. Revise grade elevation. As noted in survey, grade is 3.70' NGVD.	As per updated survey, grade elevation is 3.75' NGVD
4. The maximum elevation in all yards is future adjusted grade or 7.13' NGVD as it is a higher elevation than 30" above grade elevation.	The maximum elevation is future adjusted grade, equal to 7.63' NGVD. Future adjusted grade is the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard, having: $FAG = 5.265' + 8'/2 + 1 = 7.63'$
5. Fences shall be measured from grade elevation (3.70' NGVD).	Fence is measured from grade elevation = 3.75' NGVD.
6. The roof top covered terraces are not exempted from FAR, unless the roof is 50% open.	Roof was updated since first submittal. Roof terrace is 50% open.
7. Staff would recommend eliminating one of the walkways on the sides and in the rear to increase the landscape and permeability of the site.	Landscape and permeability of the site was increased. Both walkways are going to be made of gravel and on the sides a landscape strip where Lily Turfs and Climbing Figs will be planted. Refer to the site plan A-100 and the Landscape plans.
- Comments issued on September 30	
1. The maximum elevation in all yards is future adjusted grade or 7.13' NGVD as it is a higher elevation than 30" above grade elevation.	The maximum elevation is future adjusted grade, equal to 7.63' NGVD. Future adjusted grade is the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard, having: $FAG = 5.265' + 8'/2 + 1 = 7.63'$