



09-OCTOBER-2020

DRB20-0528)

Plan Address: 910 West Ave. Miami Beach, FL 33139

Parcel: 0242030010080

Description: Modification of DRB Order 22945 and approval of signage and landscape

First Submittal: 10/12/20

Tentative Board Meeting Date: 12/07/20

1. Application

Response: N/A

2. Generally

Response: N/A

3. Deficiencies in architectural presentation

Comment #a: LOI: page 7, Identify and list all the variances being requested (from page 2). Identify hardship criteria for each variances. Move "Parking" before variances as it reads as the Parking is part of the variances. Page 4 identifies sole point of access from 10th Street, therefore if no access is from the lounge to the exterior of the parking area along West Avenue (A-09, G-07) a variance for the sign is needed.

Response: Letter of intent have been updated.

Comment # b: Use Planning Zoning Data Sheet for zoning information, G-04

Response: Planning Zoning Data sheet has been added to page G-04.

Comment # c: Fix Key plan: 'speaker' overprint error throughout, slightly enlarge

Response: The speaker over print error in the key plan has been fixed.

Comment # d: A-09 Floor plan missing location of new 5'6" breeze-wall and 5'-0" high oolite planter to block outdoor bar.

Response: A new proposed bar screen wall and oolite planters have been added and clearly labeled on sheet A-09.

Comment # e: A-12 missing outline of new bar, add third elevation with bar.

Response: Missing bar outline has been added with dimensions on sheet A-12.

Comment# d: A-14 missing roof/canopy cover

Response: Roof canopy over have been added to sheet A-14.

Comment #e: A-15 details of new 5' 6" breeze-wall elevation, vision board of "bay-walk section" shows three types of wall. missing roof/canopy cover

Response: Sheet A-15 has been updated to show 4' bar screen green wall instead of the 5'6" breeze-wall. Green wall detail is on sheet A-06. Roof canopy has been added to sheet A-15.

Comment # f: Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated with final submittal date

Response: Final submittal has been added to cover title. The date has been changed to show final submittal date.

Comment # g: Add narrative response sheet. Addressing all comments, not with "xxxx"

Response: This documents serves as narrative response sheet.

4. Design Comments

Comment # a: TRELLIS: Lot width needed to determine required side facing street setback and dimensioned site plan needed showing location of trellis.

Response: Sheet G-06A and sheet G-06B has been updated to show lot width. The trellis is shown on sheet G-06A.

Comment # b: Note that staff would not be supportive of a variance to extend the hours of operations of the outdoor bar. Staff would recommend that the bar be relocated completely indoors.

Response: See Letter of intent

Comment# c: The outdoor bar cannot be visible from any point along a right of way. See section 142-1109. The outdoor bar cannot be visible from any point along a right of way. See section 142-1109. The line of sight shown on page A-12 is applicable to a portion along the street side, not to all points along the street and along the bay. As proposed the bar does not comply.

Response: We have changed the breezeway with a 4' green wall from the boardwalk side and a wall and planter from 10th street. The bar is completely screened with the 2 proposed walls now. Please refer to A-14 section on 10th street & A-15 section bay-walk. And A-09 Waterfront restaurant floor.

Comment # d: Generally, the proposed exterior portion of the restaurant build out and modifications to the conditions may not be compatible with the adjacent residential uses

Response: Noted.

Comment # e: Design review for monument sign

Response: Please refer to Sheet A-03, A-05, A-16.

Comment # f: Design review for multiple signs for the same establishment

Response: Noted.

Comment# g: It appears that the existing building does not comply with the required street side, interior side and sum of the side setbacks. Revise zoning information to identify required and existing setbacks. New trellis on the north side shall comply with required street side setback of 8% of the lot width. Identify lot width and required 8% of the lot width setback.

Response: Existing and required setbacks have been added to zoning information sheet G-04. Variance requested – See LOI

Comment # h: A section detail of the framing of the green wall shall be provided.

Response: Please refer to sheet A-06 for greenwall details.

Comment # i: Details of exterior handrails-all new handrails to incorporate a flat profile and any accessibility rail to return to the ground

Response: Please refer to sheet A-14 for handrail details. All new handrails will incorporate a flare profile and any accessibility rail to return to the ground.

5. Zoning comments

Comment# a: Staff recommends: Move the bar indoors (no outdoor bar). That should eliminate the variance request.

Response: See Letter of intent

Comment # b: Staff recommends: Eliminate the Nano wall system and use fixed glass, with 1-2 swing doors only. If they remove the bar from the interior, a nano-wall can be considered.

Response: See Letter of intent

Comment # c: Staff recommends: No outdoor speakers.

Response: See Letter of intent

Comment# d: Staff recommends: not favorably to the elimination/modification of same

Response: Comment is not clear

Comment # e: Variance Section 142-244 to allow outdoor bar counter to operate until 11 pm

Response: See LOI

Comment# f: TRELLIS- additional details required. A variance to reduce the required side facing street setback to install a trellis. Lot width needed to determine required side facing street setback and dimensioned site-plan needed showing location of trellis.

Response: Additional dimensions/setbacks to the trellis have been added to site plan sheet G-06A & G-06B. Please refer to the rendering for trellis design sheet L-04. Lot width has been added to site plan sheet G-06A & G-06B.

Variance requested – See LOI

Comment # g: Section 142-1 109. Plans must demonstrate outdoor bar counter is permanently screened outdoor bar from 10th Street and BiscayneBay.

Response: Outdoor bar has a 4' green wall screen from the boardwalk side and a wall and planter from 10th street. The bar is completely screened with the 2 proposed walls now.
Please refer to A-14 section on 10th street & A-15 section bay-walk. And A-09 Waterfront restaurant floor.

Comment # h: FINAL ORDER 22945 MODIFICATIONS

- 1. Modification of DRB Order #22945 Section B(5)-signage
- 11. Modification of DRB Order #22945 Section B(l 2l(al(iv)-speakers exterior
- 111. Modification of DRB Order #22945 Section B(l 2l(al(vi)-special events
- lv. Modification of DRB Order #22945 Section B(l 2l(bl(vi)-pedestrian access
- v Deletion of DRB Order #22945 Section B(l 2l(bl(xiv)-speakers interior

Modification of DRB Order #22945 Section B(l 2l(bl(xvi)-hours

Response: See Letter of intent

6. Irina Villegas Zoning comments

Comment# 1: Revise letter of intent to clearly indicate variance requested. As submitted, practical difficulties are not demonstrated.

Response: See Letter of intent

Comment # i: The monument sign for the waterfront restaurant facing West avenue is not permitted. Direct access from the street is required to have a sign. 2 variances from a non permitted sign and sign area allowed would be required. Letter of intent indicates that (page 4) only means of restaurant access is from 10th Street. Modify LOI to remove need for sign variance if no direct access is provided.

Response: There are 3 access points to the restaurant indicated in red in sheet A-09.

Comment# k: The rear yard of the property shall comply with 70% open space required. Detailed plans showing compliance with this requirement may be submitted with this application for staff review, otherwise indicate on plans that the proposed improvements comply with the 70% open space required and that plans with details will be submitted at the time of the building permit.

Response: A note has been added to sheet L-03 stating that the proposed improvements comply with the 70% open space required and that plans with details will be submitted at the time of the building permit.

Comment # l: Breeze wall indicated on page A-15 is not shown on floor plans. Indicate location of section on floor plan.

Response: Breeze wall has been replaced with bar screen green wall. Please refer to the waterfront restaurant plan on sheet A-09 and the green wall detail section on sheet A-06.

Comment # m: Setback of trellis structure from north property line is not provided.

Response: Setback of trellis structure from north property line has been added to site plan Sheet G-06A.

Comment# n: The outdoor bar cannot be visible from any point along a right of way. As proposed the bar does not comply in along the bay walk and at the trellis entrance.

Response: The outdoor bar has been updated with a 4' green wall screen from the boardwalk side and a wall and planter from 10th street. The bar is completely screened with the 2 proposed walls now. Please refer to A-14 section on 10th street & A-15 section bay-walk. And A-09 Waterfront restaurant floor.

Comment # o: Revise letter of intent to clearly indicate variance requested. As submitted, practical difficulties are not demonstrated. In order to allow the restaurant sign on West Avenue, access from the interior of the building shall be provided. Although plans show a door access, the letter of intent specifies that only one access on the north side is provided. Revise letter or sign variances are required, as noted in comment below.

Response: Letter of intent has been revised.

Comment# p: The monument sign for the waterfront restaurant facing West avenue is not permitted. Direct access from the street is required to have a sign. 2 variances from a non permitted sign and sign area allowed would be required. Letter of intent indicates that (page 4) only means of restaurant access is from 10th Street. Modify LOI to remove need for sign variance if no direct access is provided.

Response: There are 3 access points to the restaurant indicated in red in sheet A-09.

Comment # q: The rear yard of the property shall comply with 70% open space required. Detailed plans showing compliance with this requirement may be submitted with this application for staff review, otherwise indicate on plans that the proposed improvements comply with the 70% open space required and that plans with details will be submitted at the time of the building permit.

Response: A note has been added to sheet L-03 stating that the proposed improvements comply with the 70% open space required and that plans with details will be submitted at the time of the building permit.

Comment # r: Breeze wall indicated on page A-15 is not shown on floor plans. Indicate location of section on floor plan.

Response: Breeze wall has been replaced with bar screen green wall. Please refer to the waterfront restaurant plan on sheet A-09 and the green wall detail section on sheet A-06.

Comment # s: Setback of trellis structure from north property line is not provided.

Response: Setback of trellis structure from north property line has been added to site plan Sheet G-06A.

Comment# t: The outdoor bar cannot be visible from any point along a right of way. As proposed the bar does not comply in along the bay walk and at the trellis entrance.

Response: The outdoor bar has been updated with a 4' green wall screen from the boardwalk side and a wall and planter from 10th street. The bar is completely screened with the 2 proposed walls now. Please refer to A-14 section on 10th street & A-15 section bay-walk. And A-09 Waterfront restaurant floor.

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