



2 South Biscayne Boulevard, Suite 1670
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COMMENTS RESPONSE NARRATIVE

Miami Beach Planning Department
 Comments Design Review Board

SUBJECT:

DRB21-0645| 1420 Bay Road (New Mid-Rise building and modified phasing)

Design Review Approval new mid-rise building

Comments Issued: 03/26/2020

Comments Response: DRB Final Submittal 04/05/2021

City's Plan Correction Reports:

MIAMI BEACH Plan Corrections Report_28-03-201_16-54-03.pdf

COMMENTS	COMMENTS RESPONSE	SHEETS
1. DRB Admin Review - Under Review / Monique Fons	N/A	
2. Transportation - LUB Review - Under Review / Firat Akcay	N/A	
3. Environmental Review - Under Review / Meagan Rivera	N/A	
4. DRB ZONING - Irina Villegas		
1. Residential or commercial liner shall be provided at the ground level facing the rear waterway to screen the vehicular circulation.	Per confirmation received from the City (Michael Belush), the residential liner will be provided on the west side only. Kindly refer to revised design.	G11.A1, A-NT101, A-NT102 & A-NT103
1. Elevators and Stairs above the main roof do not count in FAR any	Noted.	G-11.A7
2. Provide a diagram showing maximum area of accessible roof deck not to exceed 50% of the area of the floor below. all corridors, pool and pool deck count in accessible roof area.	Noted.	G-11.A8
3. Indicate width of all driveways.	Noted. Please refer to added information to plans.	A-NT101
4. Dimension parking spaces.	Noted. Please refer to added information to plans.	A-NT102A
5. Driveways cannot encroach in required side yard.	Noted. Please refer to revised driveway curb location.	A-NT101, A-NT102
6. Provide an enlarged plan of the rear yard (only) showing compliance with open space. maximum 30% of impervious surfaces is allowed.	Provided.	G-09A
7. Missing letter of intent.	Refer to attorney's supplemental documentation.	N/A
5. Public Works - LUB Review - Pass / Aaron Osborne	N/A	
6. Planning Landscape Review - Pass / Ricardo Guzman	N/A	
7. DRB PLAN REVIEW - Fernanda Sotero		
1. ARCHITECTURAL REPRESENTATION		
a. G-09, G-09A – Add setback line dimensions/distances	Setbacks dimensions have been added. Please refer to revised sheets depicting additional information.	G09, G09A
b. Missing enlarged existing floor/site plan	Please refer to added sheet Demolition / Existing site plan	A-NT101A
c. A-NT102 – graphically and boldly show floor plates above as hatched lines	Noted and revised.	A-NT102
d. A-NT102A – Show provide dimension of driveway, curb cut	Noted and revised.	A-NT101
e. A-NT004A – Landscape screen for ada ramp is not an allowable yard projection	Landscape screen has been removed. Sheet A-NT004A removed from the set. Refer to Sheet A-NT004 and A-NT102 as reference.	A-NT004
f. 3D Views/ Renderings, lacking color	Some of the 3D views are provided for volumetrically and architectural language understanding of the building. For colored 3D views please refer to artistic renderings.	A-NT400, A-NT401-403

g. Level 2?	The 2nd floor is labeled in the plans as 3rd floor, as it is the level the building connects to the existing garage floor.	N/A
h. Residential/commercial uses missing at level 1 of street and waterfront façade – variances required	Per confirmation received from the City (Michael Belush), the residential liner will be provided on the west side only. Kindly refer to revised design.	G11.A1, A-NT101, A-NT102 & A-NT103
i. Include enlarged scale elevations for adequate detail	Please refer to enlarged elevations of the ground floor area. Please refer to sheet A-NT105.	A-NT105
j. A-NT201 – north Elevation – drive aisle is visible from neighbor – include some for of screenings to buffer lights and movement	Noted and addressed by Landscape. Refer to landscape plans.	L-300.1
k. A-NT301 – Section facing south does not correspond with proposed floor plan – level 3 is shown as residential – plan is showing mechanical spaces - FIX	Room was mislabeled and has been corrected to depict Electrical and Mechanical Room.	A-NT301
l. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for	Noted and revised.	COVER
m. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted and revised.	ALL
2. DESIGN COMMENTS		
a. Staff strongly recommends further design of the site at front – remove parking, or at a minimum push back the proposed surface parking and wrap it in a landscape trellis; reduce curb cut/driveway into site; introduce at the front of the site more extensive landscaping, some sort of architectural armature or entrance gate houses – the pedestrian scale continuity is broken by proposed design.	The surface parking location is in response to The Transportation Department comments and priorly agreed upon. Per confirmation received from the City (Michael Belush), the surface parking can stay in this location, it has been moved slightly west with added heavy landscape in the west as to block view of vehicles from Bay Road.	A-NT101 & L300.1
3. ZONING COMMENTS		
a. Variances for the elimination of the residential / commercial liners along front façade and waterfront facade	Per confirmation received from the City (Michael Belush), the residential liner will be provided on the west side only. Kindly refer to revised design.	G11.A1, A-NT101, A-NT102 & A-NT103
8. Urban Forestry Group Review - Under Review / Omar Leon	N/A	
9. Building Dept – DRC Review - Under Review / Narinder Singh	N/A	
10. Urban Forestry Group Review - Not Required / Omar Leon	N/A	
11. Building Dept – DRC Review - Not Required	N/A	
12. DRB Admin Review - Not Reviewed	N/A	
13. Transportation - LUB Review - Not Required	N/A	
14. DRB Plan Review - Not Reviewed	N/A	
15. Planning Landscape Review - Fail / Ricardo Guzman		
Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing canopy shade tree tree scheduled for relocation or removal.	Noted. Comments will be addressed at time of building permit application.	N/A
Street trees are required. If the available public sidewalk width and or swale is not adequate, street trees should be provided in private property within the first 7 ' of yard facing the street.	Noted. Comments will be addressed at time of building permit application.	N/A
16. Public Works - LUB Review - Pass / Aaron Osborne	N/A	
17. DRB Zoning Review - Fail Irina Villegas —See response above	N/A	
18. Environmental Review - Pass / Meagan Rivera	N/A	