

DRB #21-0669

Address: 1745 W 23 St. Miami Beach, FL 33140

First Submittal Comments

1. Staff First Submittal Comments | FSC 6/15/21 Design Review Board First Submittal: 06/14/21 Comments Issued: 06/25/21 Final Submittal & Formal Submittal (CSS): 07/05/21 Notice to proceed issued: 07/12/21 Agenda finalized & all fees paid by: 07/14/21 Tentative DRB meeting agenda date: 09/10/21 SUBJECT: DRB21-0669 Draft Notice: DRB21-0669, 1745 West 23rd Street. An application has been filed requesting Design Review Approval for the construction of a new two-story residence to replace an existing architecturally significant pre-1942 residence.
 - a. 1. APPLICATION COMPLETENESS
 - i. a. Include in CSS file the square feet of the project and the valuation
 1. CSS has been updated accordingly.
 - b. 2. ARCHITECTURAL REPRESENTATION
 - i. a. Open space Diagram front yard – calculation to be taken at 30' setback (2 -story setback)
 1. See updated Open Space diagram calculations, Sheet A-05.
 - ii. b. Missing Yard section diagrams
 1. See added Yard Section Diagrams on sheets A-400 – 403.
 - iii. c. Plans (2nd and Roof top) at front; an accent wall that encroaches into the required front yard is seen in North and South elevations is not on plans. Identify for purposed of understanding what it's allowable encroachment is.
 1. Please refer to the second and roof plans, where this wall is shown. We have added dimensions, and this wall does not exceed the allowable 25% encroachment as per Sec. 142-106(b)(13)
 - iv. d. A-200 and A-202 – dimension accent wall that projects into front yard; and make sure that element is shown on plans – can't find it and am not sure how it works.
 1. See response to comment above. The dimensions can be seen in the floor plans, as well as the yard sections on A-400 – 403.
 - v. e. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.
 1. We have added this to the Cover Page.
 - c. Design Recommendations
 - d. Zoning Comments

End of Comments