

PLAN CORRECTION RESPONSES

Project Name:	800 84 Street
Architect's Project Number:	21006
Municipality:	City of Miami Beach
Process Number:	DRB21-0708
Date:	08/02/2021

Comments:

DRB Plan Review • Fail • Fernanda Sotelo • FernandaSotelo@miamibeachfl.gov

Draft Notice:

DRB21-0708, 800 84th Street. An application has been filed requesting Design Review Approval for the construction of a new three-story multi-family building on a vacant lot, including one or more waivers and a variance to eliminate the residential use required facing a street for the ground floor containing parking spaces.

1. APPLICATION COMPLETENESS

a. Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover.

Please see Construction Cost Value in revised LOI.

2. ARCHITECTURAL REPRESENTATION

a. Missing drawing index sheet

Please see drawing index on newly included sheet A-002

b. Missing waiver and variance diagram

Please see waiver and variance diagram on revised sheet A-202

c. Missing variance diagram

Please see above

d. Include setback lines in elevations

Please see requested setback lines in elevations, on revised sheets A-401 and A-402

e. A graphic scale should be provided for all sheets. Architectural Scale information must be for 11x17 printed format.

Please see graphic scale on all applicable sheets, adjusted for 11x17 format.

f. 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.

Please see requested label and updated sheets on front cover and throughout revised sheets.

3. DESIGN RECOMMENDATIONS

a. Staff recommends extending/lowering the garage screening to 7'-6" above the finished floor of the garage.

Please see extended/lowered Garage screening, the bottom of which is now proposed at 7'-6" above the Garage finished floor, as requested. (See A-502 an elsewhere in revised sheets)

4. ZONING COMMENTS

a. Waiver – Min. height requirement for ground floors

Noted and agreed

b. Variance for residential ground floor component, as Identified in LOI – see Irina Villegas zoning comments

Noted and agreed

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Noted and agreed

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4. Revise letter of intent. Because the lot is less than 60'-0' in width, the amount of required residential use to screen parking is determined by the Board. It does not require a variance. However, conditions may be imposed to mitigate this requirement.

Please see revised list and description of required variant(s) on revised LOI

5. Note that columns/walls shall be setback 18" from the driveway, as per section 130-63 or request a variance. Based on the size of the property and the low number of parking spaces, staff would be supportive of the variance.

Noted. We have requested variance accordingly in revised LOI, and shown it on sheet A-202

6. Area of the sign is measured as a rectangle around all letters. Provide overall dimensions (length and height). As proposed exceeds the maximum area allowed of 20 sf.

We are proposing numbers on front façade as an Art Installation project, rather than a conventional sign. It pays homage to the Art Deco hotels on Ocean Drive, like the Beacon and Colony hotels. As a result, we respectfully suggest that their size not be limited by the provisions intended for conventional signs.

7. Open space requirements apply to the rear yard, not to the front.

Noted and agreed.

8. Staff recommends that the trash area be covered with an eyebrow, maximum 25% of the rear yard.

Trash area already proposed covered with eyebrow directly above, projecting the maximum 25% of required minimum rear yard depth permitted.

DRB Admin Review - Fail

The disclosure is incomplete. Please further disclose all owners and percentages of ownership held by each.

The Applicant is coordinating with overseas transactional counsel to determine correct percentages. Some principals and/or beneficiaries may have less than a 5% interest in the ownership entity and therefore do not require disclosure. Will coordinate final disclosure with Nick Kallergis.