

PLAN CORRECTIONS REPORT (DRB21-0752)

PLAN ADDRESS: 680 71st St
Miami Beach, FL 33141-3020

PARCEL: 0232110021200

APPLICATION DATE: 10/12/2021

SQUARE FEET: 0

DESCRIPTION: Modification of DRB21-0632

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	ETHAN WASSERMAN	Greenberg Traurig, PA	333 Se 2Nd Ave 4400 Miami, FL 33131
	Mary Gonzalez	Greenberg Traurig	333 Se 2Nd Ave 4400 Miami, FL 33131
	Devon Vickers	Devon Vickers-Greenberg Trau	333 Se 2Nd Avenue Av #4100 Miami, FL 33131

Submittal Intake **Version: 1** **Date Received: 11/16/2021** **Date Completed: 11/24/2021**

1. DRB Zoning Review - Fail Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov
Comments: General Correction

2. DRB Admin Review - Fail Monique Fons Ph: email: moniquefons@miamibeachfl.gov
Comments: COMMENTS ISSUED BY 11/24/21

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 12/13/21

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 12/15/21

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 12/06/21, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: 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.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- NO COPIES NEEDED AT THIS TIME FOR DRB ONLY

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.
(Attn: Planning Department – Monique Fons / Lizbeth Bueno)

Please email label documents in excel format.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov
lizbethbueno@miamibeachfl.gov

3. DRB Plan Review - Fail Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov
Comments: Staff First Submittal Comments | FSC 11/24/21 Design Review Board

Final Submittal & Formal Submittal (CSS): 12/06, 12PM
Notice to proceed issued: 12/13
Agenda finalized & all fees paid by: 12/15
Tentative DRB meeting agenda date: 2/1/22

Draft Notice:

DRB21-0752 a.k.a. DRB21-0632 and DRB20-0505, 666 71st Street. An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new 13-story mixed-use building, including waivers and variances. Specifically, the applicant is requesting modifications to the design of all elevations, and modifications to the floor plans.

*Include a Narrative to comments

APPLICATION COMPLETENESS

1. Provide previously DRB approved drawings. Such drawings shall be integrated into the set and watermarked as 'DRB Approved' for direct sheet to sheet comparison. Only include sheets related to modifications as identified in LOI. **Noted.**
2. Zoning Data Sheet and Project Data – identify changes from approved DRB. **Please refer to Page 3.**
3. Plans, Sections, Elevations, renderings, etc.. provide previously approved sheets to fully understand what the changes are.
4. Material Board – does not identify materiality of garage screening. **Noted, please refer to Pages 25-27.**
5. 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. **Noted, please refer to Cover Page.**

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 September 7, 2021 the file name would be '11-07- 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.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

4. DRB Zoning Review - Fail

Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: Comments issued on November 24.

1. Plans shall include previous approved page and following page shall be proposed plans. **Noted.**
2. Number of variances shall be listed. **Previously approved variances listed, including modified and new proposed variances.**
3. Include in letter of intent or on architectural plans list of variances 1 to 18 previously approved, as noted in final order of 2020 and include how each variance is modified. Indicate if a variance is modified, not changed and rewrite the modified variances if applicable.
4. Page 12. Corridors, elevators, stairs at 13th floor count in FAR **Noted, please refer to revised Page 12 with 13th floor FAR diagram.**
5. Revise page 23 to indicate west elevation in reference plan. **Noted, refer to Page 23 for west elevation.**
6. Calculations for required 70% glass frontage on Indian creek, not provided. **Noted, refer to Page 5.1 for req'd and provide glazing.**
7. Page 5.1. Indicate height of fenestration on 71 st. **Noted, refer to Page 5.1.**

5. Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Comments: 1. Label all proposed trees, revise the plant list, quantities and landscape legend form to reflect the final landscape design.

Trees planted in hardscape or adjacent to hardscape areas shall be planted in a suspended pavement system such as Silva Cells or equal. **Please refer to Pages LP-101 and 102.**