

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS):	07/11
Notice to proceed issued:	07/18
Agenda finalized & all fees paid by:	07/20
Tentative DRB meeting agenda date:	09/06/22

Draft Notice:

DRB22-0807, 7711 Carlyle Ave. An application has been filed requesting Design Review Approval for the construction of a new a three--story multifamily residential building to replace an existing single story home, to be demolished.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

- a. Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. The letter shall also include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.
[LETTER OF INTENT SUBMITTED](#)
[\(07-11-2022_LETTER OF INTENT.PDF\)](#)
- b. Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.
[BOARD APPLICATION CHECK LIST SUBMITTED](#)
[FILE: 07-11-2022_BOARD APPLICATION CHECK LIST.PDF](#)
- c. Mailing Labels: Upload property owner's list and copy of original certified letter from provider
[MAILING LABELS DOCUMENTS PACKAGE SUBMITTED.](#)
[FILE: 07-11-2022_DRB-LABEL DOCUMENTS.PDF](#)
- d. School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal
[SUBMITTED](#)
[FILE: 07-11-2022_MIAMÍ DADE SCHOOL CONCURRENCY LIST FORM.PDF](#)
- e. Survey missing from the most recent plans.
[SURVEY AND ELEV. CERTIFICATED SUBMITTED](#)
[FILE: 07-11-2022_SURVEY.PDF](#)
[07-11-2022_ELEV CERTIFICATED.PDF](#)

2. ARCHITECTURAL REPRESENTATION

- a. Cover Sheet shall include DRB File No, bullet points describing scope of work, and identified as "FINAL Submittal" and dated.
[COVER SHEET SUBMITTED IND. ALL INFORMATION.](#)

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- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.
IND. DATED, SIGNED AND SEALED. IN ALL SHEETS
 - c. All Applicable Zoning Information (Use Planning Department zoning data sheet format).
ZONING DATA SHEET FORMAT SUBMITTED.
FILE: 07-11-2022_ZONING DATA SHEET FORM.PDF
 - d. Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)
SUBMITTED.
 - e. Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)
SUBMITTED.
 - f. Current, color photographs, dated, Min 4"x6" of interior space (no Google images)
SUBMITTED.
 - g. Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)
SUBMITTED

3. DESIGN RECOMMENDATIONS

- a. Provide pictures of wood imitation composite material, concrete imitation tiles and 'Blazing Orange' colored louvers for our review.
- b. The detached entry gate / address sign would require a setback variance as proposed. Staff would recommend incorporating the entry gate feature as part of the building, which could project 25% of the front required setback. The pylon would have to be removed, as it is not an allowable encroachment.
ENTRY GATE REMOVE
- c. Design of ground floor unit facing the street should be flipped to facilitate and provide direct access from the unit to the street through the front elevation.
THIS IS NOT RECOMMENDED FOR THE FOLLOWING:

1-SECONDARY ACCESS TO THE STREET INVOLVES STAIRS DUE TO THE DIFFERENCE IN LEVELS. (4') THESE STAIRS WOULD BE IN THE SETBACKS AREA OF THE PROPERTY.

2-SEVERAL ACCESSSES CREATE CONFLICT WITH PROPOSE SINGLE CONTROL TO THE BUILDING.

3-POSSIBLE SECONDARY ACCESSSES WOULD BE THROUGH PRIVATE AREAS (BEDROOMS) IN THE APARTMENT THAT FACES THE STREET. DIFFERENT LAYOUT IN 1ST FLOOR WILL ON BALANCE THE LAYOUT OF THE 2ND AND 3RD FLOORS.

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- d. In lieu of the rustic wood color as depicted on the renderings, staff would recommend to change the composite wood color to be similar to the concrete tile color.

THIS IS POSSIBLE AND WE ARE GOING TO CONSIDER IT FOR THE NEXT STEP. AT THE MOMENT THIS WILL REQUIRE AN EXCESSIVE AMOUNT OF HOURS TO PRODUCE NEW RENDERINGS

- e. Portions of the side elevations should be recessed 8" to 12" to break up the elevations thereby creating additional interest and dimension.

THIS IS A GOOD RECOMMENDATION BUT THE DIMENSIONS AND AREA OF THE LOT, LIMIT THE INTERIOR SPACE OF THE APARTMENTS REQUIRED FOR A GOOD FUNCTION OF THE DESIGN

4. ZONING COMMENTS

- a. Minimum required setback for the detached entry gate / property address sign is 20'. A variance to waive the minimum required setback would be required.

ENTRY GATE REMOVED.

- b. Use Planning Department zoning data sheet format and ensure compliance with zoning regulations.

ZONING DATA SHEET FORMAT SUBMITTED

FILE: 07-11-2022_ZONING DATA SHEET FORM.PDF

5. LANDSCAPE COMMENTS:

- a. Tree Survey was not provided.

N/A SEE NOTE ON LANDSCAPING PLAN SUBMITTED

- b. Tree Disposition Plan was not provided.

LANDSCAPING PLAN SUBMITTED

FILE: 07-11-2022_DRB LANDSCAPE ARCHITECTURE SET.PDF

- c. Landscape Lighting plan was not provided.

PENDING: AS PER PREVIOUS CONSULTED WITH MICHAEL BELUSH IT IS NOT NECESSARY FOR THIS PHASE

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.

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	SUBMITTED
LOI	Letter of Intent	SUBMITTED
Checklist	Pre-application Checklist	SUBMITTED
Labels Mailing Labels, List of Property Owners, Certified Letter and Map		SUBMITTED

BTR	Copies of Previous Business Tax Receipts	N/A
Survey	Recent Signed and Sealed Survey	SUBMITTED
Plans	Architectural Plans and Exhibits	SUBMITTED
Landscape	Landscaping Plans and Exhibits	SUBMITTED
HRR	Historic Resources Report	N/A
Microfilm	Building Card and Microfilm	N/A
Traffic	Traffic Study	SUBMITTED
Sound	Sound Study	N/A

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