



Making
Human Spaces

2136 NW 8th Ave
Suite 222
Miami 33127
305 200 5251
bbamiami.com
RA 16,278

RESPONSE TO COMMENTS

July 11th, 2022

City of Miami Beach – Planning Department

Plan Number: **DRB22-0850**

To whom it may concern,

This letter is in response to the comments received for the above referenced project.

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:

DRB22-0850, 1960 Normandy Dr. An application has been filed requesting Design Review Approval for the construction of a new a four-story mixed-use building with workforce housing and including a variance from the side setback requirements.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

Application page 3 must be signed by Alan Waserstein.

RESPONSE: See application for signed page 3.

Application page 5 Power of Attorney Affidavit, if someone other than the owner of the property will present before the Board, they must authorize a representative.

RESPONSE: See application for signed page 5.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 7/18/22

1. Advertisement - \$1,575
2. Posting - \$108
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 108



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- 6. Variance(s) - \$788 p/variance
- 7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 7/20/22
RESPONSE: This is noted.

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 7/11/22, 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.

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)
RESPONSE: This is noted.

Please email label documents in excel format.

RESPONSE: This will be included in final submittal package sent by email on 07/11.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov

lizabethbueno@miamibeachfl.gov

2. ARCHITECTURAL REPRESENTATION

- a. Mailing Labels: Upload property owner's list and copy of original certified letter from provider.

RESPONSE: This was provided.

- b. School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal

RESPONSE: The School Concurrency form was submitted to Alejandro Garavito at CMB Planning Department on 07/06.

- c. Survey: Electronic version of original signed & sealed, dated no more than six months from date of application.

RESPONSE: This was provided.

- d. The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.

RESPONSE: The Letter of Intent was revised to respond to the required City Code section 133-50.

- e. The Letter of Intent for Variances shall include and respond to all review guidelines

RESPONSE: The Letter of Intent for Variances was included in the final submittal package due on 07/11.

- f. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

RESPONSE: This was completed.

- g. Final submittal drawings need to be DATED, SIGNED AND SEALED.

RESPONSE: This was completed.

3. DESIGN RECOMMENDATIONS

- a. Replace grass grate paving system with a combination of permeable concrete for the parking spaces and concrete pavers for driveways.

RESPONSE: The grate paving system was replaced

throughout by concrete permeable pavers. See sheets A101 and A400.

- b. Staff would recommend the elimination of the curb-cut accessing Normandy Dr. Alternatively, we would recommend that a variance be requested in order to reduce width of one-way curb cut from the proposed 22' to 10' in width while increasing landscape areas facing the street.

RESPONSE: The curb-cut/drive aisle facing Normandy Dr. was not modified. A two-way drive aisle and curb-cut access currently exists in the same location. We are proposing to relocate it slightly to the west and make it a one-way exit onto Normandy Dr. This will promote the movement of cars efficiently through the site and prevent any traffic build-up within the site.

- c. Explore redesign of the proposed retail outer shell to be more of a conventional retail space with storefronts, in lieu of individual containers with a size limitation. Accessibility route may be provided along the northern side of the retail space(s) in order to maximize / increase retail area in an effort to make the space(s) more viable.

RESPONSE: The above comment was incorporated and the retail area at the north edge of site was redesigned. A conventional CMU wall structure with metal cladding is proposed. Glass storefront faces onto Normandy Dr. to promote an inviting retail experience. The accessible route and area north of the retail structure was grown to accommodate pedestrian movement and make the space more viable. See sheet A101.

- d. Provide additional elevations, floor plans and renderings further detailing the ground floor retail component. The overall corrugated metal finish may be complemented with the addition of concrete eyebrows to accentuate each space and add interest.

RESPONSE: See sheet A402 for enlarged floor plans and prominent façade elevations of the retail components. Metal awnings were added to provide shade at the storefront/entry and add interest to the overall design.

4. ZONING COMMENTS

No comments received.

5. PLANNING LANDSCAPE REVIEW

- a. Refer to the Chapter 46 Tree Preservation Ordinance for tree protection and tree replacement/mitigation requirements. Also, refer to the Chapter 126 Landscape Ordinance for the minimum landscape requirements for new construction and plans required.

RESPONSE: This is noted. The landscape design was developed to comply with the chapters stated above.

- b. Please refer to the previous landscape comments not addressed. Missing tree survey, tree disposition plan, and landscape plans that comply with Chapter 126.

RESPONSE: The tree survey, disposition plan, and landscape plans were submitted on 06/21 and final versions included in this submittal (07/11).

6. TRANSPORTATION – LUB REVIEW

- a. Please provide Roadway Clearance on the plan - Required minimum clearance of 18" from the edge of Travel Lane

RESPONSE: 18" minimum clearance is provided at columns/building structure and parking/drive aisles. This is noted on sheet A101.

- b. Please provide more details about the barriers/railings and whether they are crash rated

RESPONSE: Safety bollards are provided at necessary points. These will be crash rated.

7. BUILDING DEPT – DRC REVIEW

No comments received.

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 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.