

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Comments

Design Review Board

Final Submittal & Formal Submittal (CSS):	09/06
Notice to proceed issued:	09/12
Agenda finalized & all fees paid by:	09/14
Tentative DRB meeting agenda date:	11/01/22

Draft Notice:

DRB22-0866, 456 W 41st Street. An application has been filed requesting Design Review Approval for the demolition of an existing two-story commercial building and construction of a new one- story double height commercial building.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

- a. Provide copies of all current or previously active Business Tax Receipts
R: Please see 09-06-2022 BTR

2. ARCHITECTURAL REPRESENTATION

- a. Provide proposed FAR shaded diagram.
R: Provided on 09-06-2022 Plans, sheet A-1.0
- b. Current color photographs, dated, min 4"x 6" of project site and existing structures (no Google images)
R: See 09-06-2022 Plans, sheet A-0.5
- c. Current, color photographs, dated, min 4"x6" of interior space (no Google images)
R: See 09-06-2022 Plans, sheet A-0.5
- d. 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)
R: See 09-06-2022 Plans, sheets A-0.5 and A-1.1
- e. Existing conditions drawings (floor plans & elevations with dimensions). Number of seats, furniture layout if applicable
R: Building to be completely demolished. See 09-06-2022 Plans, floor plan on sheet A-0.4
- f. Provide copy of Building Card (It is available).
R: Building Card was requested on 8/12 and 9/2 but did not get it from the City.
- g. Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)
R: Traffic Study was submitted, CSS says it is still under review.
- h. Clarify if there are any spaces provided for bicycle parking.
R: Bicycle parking to be provided along the alley side. See 09-06-2022 Plans, sheets A-2.0 and A-3.0
- i. Identify preliminary on-street loading plan

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- j. Provide occupancy loads per space.
R: "Vanilla Shell" building with no use assigned (to be defined by tenant/s). Occupancy loads as Retail added on 09-06-2022 Plans, sheet A-1.0 FOR REFERENCE ONLY.
- k. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
R: Clarified.
- l. Final submittal drawings need to be DATED, SIGNED AND SEALED.
R: Drawings DATED, SIGNED AND SEALED.

3. DESIGN RECOMMENDATIONS

- a. The front façade facing the street should be replaced with a high quality stone material (no tiles).
R: No tiles on the front façade. Finishing to be materialized with stucco and paint (color to be defined by owner). 40" of high quality stone added (to be defined by owner). See 09-06-2022 Plans, sheet A-3.0
- b. Narrow architectural eyebrow projections, not to conflict with the street trees should be considered as an accent along the top of windows and storefront in order to enhance human scale, and interest.
R: Eyebrows added. See 09-06-2022 Plans, sheets A-3.0, A-4.0 & A-7.0
- c. A dedicated space along the alley side should be considered for the parking and storage of bikes.
R: Bicycle parking to be provided along the alley side. See 09-06-2022 Plans, sheet A-2.0 and A-3.0

4. ZONING COMMENTS

- a. As per CMB Code Section 130-101[A]1(a), one off-street loading space is required to be provided on site. Please modify the design to address, or alternatively apply / request a variance in order to waive this requirement. LOI would need to be modified in order to address variance request and explain / justify hardship in detail.
R: Off-street loading area bounded on drawings. See 09-06-2022 Plans, sheet A-2.0

5. LANDSCAPE COMMENTS

- a. Tree survey not provided. There are few matured palms and a tree that would be impacted.
R: See 09-06-2022 Tree Survey & 09-06-2022 Landscape
- b. Tree Disposition plan not provided.
R: See 09-06-2022 Landscape.
- c. Landscape plan not provided. At a minimum, required street trees inclusive of landscape uplighting should be provided and describe how onsite landscape requirements would be satisfied.
R: See 09-06-2022 Landscape.

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.