



1400 W 23rd St
RESIDENCE

PLAN CORRECTIONS REPORT (DRB22-0896) NARRATIVE

1400 West 23th Street. An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including a height waiver, on a vacant site.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

a. On the zoning data sheet round all square footages up to the nearest whole number, except for max SF, which should be rounded down. Percentages may contain decimals.

We only left the max sf on Lot Coverage and Unit Size, please see A-1.1

b. On the lot coverage diagram, add the total and provide % calc.

We included on Sheet A-1.2

c. Provide section marks on plans and reference plan sheet # on sections.

Please see A-2.1, A-2.2 & A-2.3

d. You can combine the unit size diagram for first and second floor onto one sheet – provide total area and % calc.

We combined all in A-1.3

e. Dimension roof projections into setbacks.

Please see A-2.1, A-2.2 & A-2.3

f. Increase the size of the text on the site plan. Dimensions are hard to read.

Please see A-1.0

g. Text on sections is too small – increase size.

Please see A-4.1, A-4.2, A-4.3 & A-4.4

h. The letter of intent must include the Sea Level Rise and Resiliency Criteria as per sec. 133-50.

Included in the Letter of Intent

i. Include the cost of estimate under a separate cover or in the letter of intent.

Included in the Letter of Intent

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

Done.

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

Done

3631 Torremolinos Ave
Doral, Florida 33178
T 305-520-9242
info@ai2design.com
www.ai2design.com

PLAN CORRECTIONS REPORT (DRB22-0896)

PLAN ADDRESS: W 1400 W 23 St
Miami Beach, FL 33140-4515

PARCEL: 0232280011500

APPLICATION DATE: 11/02/2022

SQUARE FEET: 3,484

DESCRIPTION: Request for a 3' Height of a new Two-Story Single family residence to match the adjacent property height 1420 W 23 St which has DRB approval DRB 19-0364 and is the same owner.

EXPIRATION DATE:

VALUATION: \$420,000.00

CONTACTS	Name	Company	Address
Applicant	Ruben Gomez	AI2 Design Corp	3631 Torremolinos Doral, FL 33178
Owner		MYLES HARBOR II LLC % JAS	1400 W 23 St, Miami Beach, FL 33140

Submittal Intake **Version: 1** **Date Received: 12/08/2022** **Date Completed: 12/09/2022**

1. DRB Zoning Review - Fail Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov
Comments: Staff First Submittal Comments Design Review Board

Final Submittal & Formal Submittal (CSS): 12/19
Notice to proceed issued: 12/20
Agenda finalized & all fees paid by: 12/21
Tentative DRB meeting agenda date: 2/7/2023

Draft Notice:
DRB22-0896, 1400 West 23th Street. An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including a height waiver, on a vacant site.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS
 - a. On the zoning data sheet round all square footages up to the nearest whole number, except for max SF, which should be rounded down. Percentages may contain decimals.
 - b. On the lot coverage diagram, add the total and provide % calc.
 - c. Provide section marks on plans and reference plan sheet # on sections.
 - d. You can combine the unit size diagram for first and second floor onto one sheet – provide total area and % calc.
 - e. Dimension roof projections into setbacks.
 - f. Increase the size of the text on the site plan. Dimensions are hard to read.
 - g. Text on sections is too small – increase size.
 - h. The letter of intent must include the Sea Level Rise and Resiliency Criteria as per sec. 133-50.
 - i. Include the cost of estimate under a separate cover or in the letter of intent.
 - j. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
 - k. Final submittal drawings need to be DATED, SIGNED AND SEALED.

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.

2. DRB Admin Review - Fail

Gabriela Freitas Ph: email: GabrielaFreitas@miamibeachfl.gov

Comments: Please have the following comments corrected/submitted by Final Submittal: 1) Documents file size needs to be under 25MB. 2) Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk. 3) Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney (Ruben Gomez and Christopher Cawley) -- Affidavit must be filled in.

COMMENTS ISSUED BY 12/08/22

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 12/19/22

1. Mail Label Fee (\$5.16 p/ mailing label)
2. Advertisement - \$1,593
3. Board Order Recording (1) - \$ 108
4. Courier (7) - \$ 77
5. Posting (1) - \$108
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 12/21/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 12/12/22, 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 for Final Submittal to the attention of Gabriela Freitas – 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, reports, 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 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.

NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off.
(Attn: Planning Department – Gabriela Freitas)

Please email label documents in Excel format.

Should you have any further questions, please contact:

GabrielaFreitas@miamibeachfl.gov

3. Planning Landscape Review - Pass

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
