Project: Portofino Towers – DRB24-1013

Project Description: 300 South Pointe Dr, Miami Beach, FL 33139

Review Comments List Date: 03/28/2024

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1. DRB ADMIN REVIEW

Comments

- Submit checklist. Must include name, signatures, and date.
- Submit signed and sealed Architectural plans.
- Submit signed and sealed survey.
- All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of the hearing. Each file document must be labeled by day of submittal and document name.
- Electronic files cannot exceed 25MB; the files can be divided into two or more files if necessary.

Responses

- *No checklist provided.*
- *Finished Architectural plans to be signed and sealed.*
- *Signed and sealed survey to be provided during permitting.*
- *All fees and final submittals to be paid and delivered before the specified time, on submittal due date.*
- *The size of electronic submittal files will not exceed 25MB.*

2. PLANNING LANDSCAPE REVIEW

Comments

- Provide a Landscape Plan for all proposed planting with planting details, specifications, and planting notes.

- Provide Tree survey by professional land surveyor. Tree survey shall provide the accurate location, identification, and graphic representation of all existing trees inclusive of the canopy dripline. All existing trees inclusive of the canopy dripline that are a minimum of ten feet in height and a minimum of three inches in diameter at breast height (DBH) and existing palms that are a minimum of ten feet in height

and a minimum of four inches DBH. A Tree Disposition Plan shall be provided that corresponds to the tree survey and shall locate and list existing trees and palms to remain, to be relocated, and to be removed, and the condition of each.

Responses

- *Landscape plan included in submittal package. Plan shows planting details, specs, and notes.*
- *Tree Survey to be provided during permitting.*

3. DRB PLAN REVIEW

Please provide a narrative response to the comments listed below.

- APPLICATION COMPLETENESS

  a. Please clarify if the alternative owner in the land use application is a corporation, partnership, or a limited liability (circle one).
  b. Provide a copy of signed and dated check list issued at Pre-Application meeting.
  c. The survey provided shall be signed and sealed by a licensed surveyor.
  d. Submit a Context Location Plan, Min 8.5"x11" Color Aerial 1/2-mile radius, identifying project and showing name of streets. (no Google images).
  e. A key plan shall be referenced in both the site plan and elevations for reference.
  f. Provide demolition elevations in the architectural set.
  g. Include existing elevations that note the material finishes for further review.
  h. Provide a complete landscape plan as part of the final submittal (tree survey, tree disposition, landscape plan, hardscape, landscape lighting, etc.).
  i. Current color photographs shall be submitted of the surrounding properties, dated, Min 4"x 6", corner to corner, with a key directional plan (no Google images).
  j. Provide a material legend in the elevation sheets that incorporates the color image of the proposed finishes.
  k. Provide contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).

- ARCHITECTURAL REPRESENTATION

  a. Include the cost of estimate under a separate cover or in the letter of intent.
  b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
  c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

- DESIGN RECOMMENDATIONS

a. Provide additional landscape screening that screens the resident/visitor lane and exit ramp from the public right-of-way.

- ZONING COMMENTS

  a. Provide the setback from the exterior spiral staircase to the front property line.

<u>Responses</u>

- APPLICATION COMPLETENESS
  a. Alternative owner in in land use application is a corporation.
  b.. No checklist provided.
  c. Survey provided is best available.
  d. Context location plan has been included in submittal. Please see the Data sheet. (A-1).
  e. Key plans shown beside site plan and elevations. Please see sheets A-6, A-8, A-12, and A-13).
  f. Demolition elevations included in set. Please see sheet (A-7.1).
  g. Colored elevations, showing and specifying materials finishes now included for further review. Please see sheet (A-14).
  h. Landscape plan has been added to the submittal package. Tree survey to be provided during permitting.
  i. Photographs of current surroundings added. Images and key directional plan referenced in sheet. Please see sheet A-3.
  j. Material legend included beside colored elevations. Please see sheet A-14.
  k. Contextual elevation line drawings of surrounding streets and properties provided. Please see sheet A-13.1.

- ARCHITECTURAL REPRESENTATION
  a. PENDING
  b. Cover sheet now shows "FINAL SUBMITTAL" and DRB File number in title. Please see sheet A-0.
  c. All submittal drawings have been individually dated, signed, and sealed.

- DESIGN RECOMMENDATIONS
  a. *Additional landscape screening to be provided to screen vehicle access ramps and public right-of-way.*

- ZONING COMMENTS
  a. *Property line now shown. Distance of entry feature from Property Line now shown. Please see sheet A-8.*