Giller & Giller, Inc.

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Reg. #AA C001364

DRB FILE# DRB24-1016
NARRATIVE RESPONSE

Please provide a narrative response to the comments listed below. *Responses are noted in italics.*

1. APPLICATION COMPLETENESS

a. Provide the DRB file number in the application (DRB24-1016). *Added DRB24-1015*

b. The letter of intent shall respond to the hardship criteria in sec. 2.8.3. and the design review criteria of sec, 2.5.3. *See revised 4/7/24 LOI with these sections added.*

c. Provide current color photographs, dated, minimum 4” x 6”, of the project site and existing structures (no Google images). *See Shts G-8, G-9*

d. 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). *See Shts. G-11 and G-12. There is no “corner to corner” as the block is a circle.*

e. Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). *Abutting buildings added to 3D drawings on Sht A-16 and elevations on Sht. A-9.*

f. Include a waiver diagram in the architectural set. *The long frontage waiver is due to the City’s 41st St. Improvement Project. The design and construction are City contracts. See the in-progress CMB/Brooks + Scarpa drawing Sht. L1-30 included for reference. Clear path area line and landscaping area added and dimensioned.*

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent. *Added at the bottom of the LOI.*

b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity. *Added to the front cover.*

c. Final submittal drawings need to be DATED, SIGNED AND SEALED. *Done.*

3. DESIGN RECOMMENDATIONS

a. The mosaic tile shall reflect a similar design pattern as what was presented at the Planning Board and pre-application meeting. The individual tiles shall develop a consistent pattern. Additionally, the color surfaces shall contain a vibrant color scheme to contrast the proposed stucco. *Done, see Elevations.*

b. Introduce the architectural wall feature that was presented at the Planning Board and pre-application meeting along the west elevation (between the second to fifth level). The proposed wall feature would break the massing and volume of the building as well as align with the balconies located along the upper floors. Furthermore, the wall feature shall consist of a painted color surface or vertical score lines to create visual interest. *The wall feature is glass mosaic tile (not painted stucco) and is shown in the Elevation drawings.*

c. Provide the material finish of the trellis as well as an enlarged section of the design. *The trellis design has been modified and detailed on Sht. A-7 Roof Plan.*

d. The proposed trellis is visible from street view. Consider setting back the trellis from the building edge for further review. *The trellis design has been modified and detailed on Sht. A-7 Roof Plan. The trellis is no longer visible from the street.*

4. ZONING COMMENTS

a. The short frontage standards shall apply along the north elevation for new construction with nonresidential uses on the ground floor on frontages with a width of 150 feet or less. If applicant is seeking a waiver, please indicate the specific short frontage standards that is being requested. *Short frontage standards are not applicable due to the peculiar shape of the subject lots. See the description in the LOI.*

b. The F.A.R. diagram should only shade the areas that are being counted in the F.A.R. calculation. For example, floor space that is used for required parking spaces, electrical vault rooms, or fire control rooms shall be excluded. *These spaces are not included in the FAR diagram.*

c. Dimension the building height from DFE to the main roof line for all exterior elevations. *Done*

d. Please clarify the intended use for the space located south of office 2 and west of the parking spaces in levels 5-7th. *“Office #1” note added*

e. Height variance is not required as it complies with code requirements. Please remove variance request from LOI. *Done*

f. The proposed parking calculation in sheet G-3 are not consistent with the square footage that is shown in the floor plans. As per sec. 5.1.2, the parking calculation for nonresidential uses shall be the gross floor area of the building. Provide a separate diagram showing the total gross floor area for the building and proposed uses. *Per discussion with Giselle and Rogelio on 4/4/24, Parking calculations are governed by Tier 3b mixed use requirements. Calculations have been revised accordingly. There is excess parking provided above the minimum requirements. The gross floor areas are shown on Sht. G-4*

g. Please distinguish the medical and general office uses in the floor plan. *Location of the medical offices is not determined at this early stage of development. They are allocated within the “Office” designation for the purpose of calculating parking at the higher rate. The location within the building will not impact the design or the zoning analysis.*

h. As per parking tier 3b, restaurants and retail do not contain parking requirements. However, if additional parking will be required for the restaurant and retail, please ensure that the square footages notes in the parking calculation are consistent with the gross floor area diagram. *The parking calculation table has been revised. The excess parking provided can absorb additional parking requirements of the restaurants, if necessitated.*

i. Provide the length of parking spaces #23-26 in level 2 for further review. *See added note sizing all parking spaces at 8’-6” x 18’-0”.*

j. Provide the length of parking spaces #20-39 in level 3. *See added note sizing all parking spaces at 8’-6” x 18’-0”.*

k. Include the width for parking space #13 in level 4. *See added note sizing all parking spaces at 8'-6" x 18'-0".*

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
HRRHistoric 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.
Done

2. DRB Admin Review - Fail Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov
Comments:

Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner—Submit signed, dated, and notarized affidavit per speaker. *Done*

Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk. *There are*

no paid lobbyists representing the Owner/Applicant. Ira Giller is the President of the General Partner and a Partner in the ownership. In these capacities, he is not a Compensated Lobbyist.

Page 1 of Application: Property Information – Please attach Legal Description as "Exhibit A". *Attached.*

Submit owners mail labels in Excel. *Done*

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 hearing. Each file document must be labeled by day of submittal and document name.

Page 1of Application: Correct and submit to include File Number. (DRB24-1016) *Done.*

Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.

3. Planning Landscape Review - Pass Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov *Rooftop landscape plan added.*



Ira D. Giller, A.I.A.
President