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VIA ELECTRONIC SUBMITTAL

February 4, 2024

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB24-0999 Modifying DRB18-0355** Narrative
Response to Comments Issued on January 25, 2025

Draft Notice:

DRB23-0999 1901 Convention Center Drive: An application has been filed requesting Design Review Approval, including a variance for the ground floor setback along 17th Street and Convention Center Drive and a variance to allow permanent encroachments within the ground level.

- [Kindly note the file number is DRB24-0999.](#)

Please provide a narrative response to the comments listed below.

- [Please allow this to serve as narrative response to staff comments.](#)

1. APPLICATION COMPLETENESS

a. Provide a copy of the signed and dated pre-application checklist.

- [The pre-application checklist has not yet been provided. Upon receipt, we will sign and submit.](#)

b. Provide current color photographs, dated, minimum 4" x 6", of the project site.

- [Added. Please see A0-05 – A-10.](#)

c. Include current color photographs, dated, minimum 4" x 6" of context, corner to corner, across the street, and surrounding properties with a key directional plan (no Google images).

- Added. Please see A0-05 – A-10.

d. Color renderings shall be submitted in the architectural set.

- Added. Please see A4-00 – A4-06.

e. Provide a separate variance/waiver diagram for reference of all variances/waivers requested.

- Added. Please see A1-01.

f. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.

- Added. Please see A2-05 – A2-08.

2. ARCHITECTURAL REPRESENTATION

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

- The estimated cost is over \$300 million.

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

- Added.

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

- Noted.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

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.

- Noted.