

1385 CORAL WAY SU # 404
MIAMI, FL 33145

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July 10, 2023

Miami Beach Building Dept.
Building Code Compliance Department
1700 Convention Dr
Miami Beach, FL 33140

Owner: JWCS
Address: 300 W. 40th Street
Miami Beach, FL 33140
DRB# DRB23-0943

“NARRATIVE TO REVISIONS”

Planning Landscape

1. Application completeness
 - a. Required 5’ setback and proposed parking setbacks have been provided on site plan DRB-3
 - b. Required building setbacks have been noted on site plan DRB-3
 - c. Proposed grade elevations have been added to site plan DRB-3
 - d. Mechanical equipment has been provided on the ground in a courtyard as shown on site plan DRB-3
 - e. Materials and color board being provided see new plan DRB-7 series.
 - f. Renderings have been updated and new ones provided to properly show the building and site from the right of way, see DRB-9 sheets
 - g. Letter of intent states Variance being requested and now includes operation and hours. See letter of intent.
2. Architectural representation
 - a. Text has been reviewed and adjusted accordingly on all plans to be legible on 11x17 prints
 - b. Cost of estimate is noted on application and has been sent by email to staff as requested; it is \$1,494,000
 - c. Final submittal and DRB23-0943 added on cover sheet
 - d. Final drawings are dated, signed and sealed. See digital copies and physical plans accordingly.
3. Design Recommendations
 - a. Landscape areas have been increased by making parking spaces 16’ with continuous curb as requested on site plan DRB-3 and increased areas have been adjusted on DRB-2 zoning info and DRB-4.2 shaded diagrams.
 - b. Extra buffering landscaping has been provided along south property line see revised landscaping plans

- c. Decorative pavers have not been proposed due to increasing costs and limited budget by the client
- d. Recommended large shade trees have been provided at entrance plaza as shown on revised landscaping plans
- 4. Zoning comments
 - a. Pavers have been removed from pervious landscaping calculation, see revised DRB-4.2 shaded diagrams plan

DRB Admin

- 1. File documents have been checked and none are over 25MB
- 2. Excel file of owner list has been emailed to gabrielafreitas@miamibeachfl.gov on 07.09.23 as requested
- 3. Page 3 of application now has signatures, see digital and physical copy
- 4. Page 4 of application has been signed and notarized, see digital and physical copy
- 5. Page 5 of application no members will be speaking or representing the owner
- 6. Page 6 of application disclosure has been completed
- 7. Page 8 of the application lobbyist Juan David has been registered with city clerk
- 8. Letter of intent is now its own file and has been signed, 07.10.23 Letter of Intent, see digital file and physical copy

Planning Landscape

- 1. Completed CMB landscape legend form has been affixed to the plans as requested to show compliance with Chapter 126 landscape ordinance
- 2. Tree disposition plan has been revised to determine mitigation and list of replacement trees has been provided as requested