



TRYBA ARCHITECTS

Date: 4 August 2024

Subject: **Flamingo 1500 Bay Rd | Design Review Board – Comment Response**

Below are the responses to the Design Review Board Submittal Comments that were received on 07/25/2024. Please reference the Final Submittal, Letter of Intent, and other supporting documents as needed for responses.

1 (1a)	Comment:	<i>Please specify if the alternate owner on page 4 of the land use board application is a corporation, limited liability company, or partnership (circle one).</i>
	Response:	LLC
(1b)	Comment:	<i>The letter of intent shall respond to the Design Review Criteria of sec. 2.5.3.1 and the sea level rise and resiliency of sec. 7.1.2.4. of the Resiliency Code.</i>
	Response:	This has been updated in the Letter of Intent.
(1c)	Comment:	<i>Provide mailing labels that include original certified letter from provider. See #52 for submittal of hard copy/ originals of these items in the checklist.</i>
	Response:	Confirmed. This will be physically delivered by August 16 th .
(1d)	Comment:	<i>Submit copies of all current or previously active Business Tax Receipts, if applicable.</i>
	Response:	Business tax receipt attached.
(1e)	Comment:	<i>Include a copy of the previous recorded final Orders, if applicable.</i>
	Response:	Not applicable.
(1f)	Comment:	<i>Provide F.A.R. drawings for the entire site. This should include shaded diagrams and calculation for each floor level.</i>
	Response:	This has been added to the Final Submittal.
(1g)	Comment:	<i>Include current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).</i>
	Response:	This has been added to the Final Submittal.
(1h)	Comment:	<i>Provide a copy of original Building Permit Card, & Microfilm, if available.</i>
	Response:	Not available.
(1i)	Comment:	<i>A Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be included as part of the architectural set.</i>
	Response:	This has been added to the Final Submittal.
(2a)	Comment:	<i>Include the cost of estimate under a separate cover or in the letter of intent.</i>
	Response:	The cost estimate is included in the Letter of Intent.

(2b)	Comment:	<i>Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.</i>
	Response:	This has been updated in the Final Submittal.
(2c)	Comment:	<i>Final submittal drawings need to be DATED, SIGNED AND SEALED.</i>
	Response:	Understood.
(3a)	Comment:	<i>The finish of the glazing and mullion shall be noted in the exterior elevation sheets and include a material legend.</i>
	Response:	This has been updated in the Final Submittal.
(4a)	Comment:	<i>The information on the concurrency list will be transmitted to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation has been paid and submit this by Final submittal to proceed and keep the item on the agenda, please note that MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.</i>
	Response:	This has been paid.
(4b)	Comment:	<i>Provide the location and dimensions of the new parking spaces. Please numerate all existing and proposed parking spaces for further review.</i>
	Response:	There are no new parking spaces. Existing parking count is maintained.
(4c)	Comment:	<i>The school concurrency listed that there are 1,448 units however, in the zoning data sheet, it states that the total number of units is 31. Please clarify in the letter of intent how many units are proposed in the scope of work and the overall units that will be proposed on site. The zoning data sheet and the school concurrency application shall be consistent.</i>
	Response:	Please see the updated Letter of Intent clarifying the proposed number of units in the scope of work and how this impacts the overall total unit count.
(4d)	Comment:	<i>Provide a unit size breakdown that includes each unit and the proposed square footage. Please note that the new units shall comply with the minimum unit size of sec. 7.2.5.3.</i>
	Response:	This has been added to the Final Submittal.
3	Comment:	<i>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.</i>
	Response:	Understood.
	Comment:	<i>Submit signed and seal Architectural / Landscape Plans.</i>
	Response:	Understood.

	Comment:	<i>Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more.</i>
	Response:	Ownership was included in the provided organization chart attached to the end of the application.
	Comment:	<i>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.</i>
	Response:	Barb Frommell is a compensated lobbyist registered with the city of Miami Beach and authorized to speak during the meeting with the DRB. The application is correct as Daniel ("Dan") Dore and Barb Frommell are employees that work for Flamingo. Their representation is part of their ordinary employment duties
	Comment:	<i>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.</i>
	Response:	Daniel Dore, as the representative of the owner, will be present at the meeting.
	Comment:	<i>Electronic files cannot exceed 25MB; the files can be divided in two or more files if necessary.</i>
	Response:	Understood.
	Comment:	<i>Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.</i>
	Response:	Not applicable.
	Comment:	<i>Submit/Email owners mail labels in Excel.</i>
	Response:	Please see submitted mailing labels in Excel.

PLAN CORRECTIONS REPORT (DRB24-1040)

PLAN ADDRESS: 1500 Bay Rd
Miami Beach, FL 33139-0000

PARCEL: 0232330790001

APPLICATION DATE: 07/10/2024

SQUARE FEET: 0

DESCRIPTION: The scope includes updating the existing basketball court on the rooftop of the parking garage to be gardens for the penthouse residents. The gardens will include water features, a wading pool, plentiful vegetation, community seating, cooking amenities, a grassy lawn, rose gardens, and cabanas. The proposed units will also require the demolition of numerous existing windows on levels 08 and 09, and the installation of new windows on those same levels. The existing curtainwall facing Biscayne Bay will be extended approximately 4' higher to allow for ideal views from level 09. Finally, the existing partially covered stair on the south façade (stair 06) will also be extended from level 08 to access level 09, and the existing east stairwell (stair 10) will be enclosed to allow for proper fire rating.

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Abby Branch	Tryba Architects	1620 Logan Street Denver, CO 80203

Plan Review	Version: 1	Date Received: 07/18/2024	Date Completed:
1. DRB - Planning Review - Fail		Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov	
Comments:			
	Please see corrections.		
Comments:	PLANNING DEPARTMENT Staff First Submittal Comments	Design Review Board	
	Final Submittal & Formal Submittal (CSS):	08/04	
	Notice to proceed issued:	08/14	
	Agenda finalized & all fees paid by:	08/16	
	Tentative DRB meeting agenda date:	10/01	
	Draft Notice:		
	DRB24-1040 1500 Bay Road: an application has been filed requesting Design Review Board approval for design modifications of a proposed new driveway aisle for valet service.		
	Please provide a narrative response to the comments listed below.		
	1. APPLICATION COMPLETENESS		
	a. Please specify if the alternate owner on page 4 of the land use board application is a corporation, limited liability company, or partnership (circle one).		
	b. The letter of intent shall respond to the Design Review Criteria of sec. 2.5.3.1 and the sea level rise and resiliency of sec. 7.1.2.4. of the Resiliency Code.		
	c. Provide mailing labels that include original certified letter from provider. See #52 for submittal of hard copy/ originals of these items in the checklist.		
	d. Submit copies of all current or previously active Business Tax Receipts, if applicable.		
	e. Include a copy of the previous recorded final Orders, if applicable.		
	f. Provide F.A.R. drawings for the entire site. This should include shaded diagrams and calculation for each floor level.		
	g. Include current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).		
	h. Provide a copy of original Building Permit Card, & Microfilm, if available.		
	i. A Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be included as part of the architectural set.		
	2. 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.		
	3. DESIGN RECOMMENDATIONS		
	a. The finish of the glazing and mullion shall be noted in the exterior elevation sheets and include a material legend.		
	4. ZONING COMMENTS		
	a. The information on the concurrency list will be transmitted to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation has been paid and submit this by Final submittal to proceed and keep the item on the agenda, please note that MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.		
	b. Provide the location and dimensions of the new parking spaces. Please numerate all existing and proposed parking spaces for further review.		
	c. The school concurrency listed that there are 1,448 units however, in the zoning data sheet, it states that the total number of units is 31. Please clarify in the letter of intent how many units are proposed in the scope of work and the overall units that will be proposed		

on site. The zoning data sheet and the school concurrency application shall be consistent.

d. Provide a unit size breakdown that includes each unit and the proposed square footage. Please note that the new units shall comply with the minimum unit size of sec. 7.2.5.3.

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 - Planning Review - Not Required	Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov
----	--------------------------------------	--

3.	DRB - Planning Admin Review - Fail	Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov
----	------------------------------------	--

Comments: 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.

Submit signed and seal Architectural / Landscape Plans.

Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more.

Page 8 of Application: Submit signed and notarized Applicant Affidavit with the correct representative.

Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.

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.

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.

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

Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.

Submit/Email owners mail labels in Excel.

4.	DRB - Planning Review - Not Required	Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov
----	--------------------------------------	--
