

DRB25-1094
1311 15th Terrace
Miami Beach, FL 33139

LUB - Planning Landscape Review: PASS
DRB - Planning Review: NOT REQUIRED

Design Review Board - Staff First Submittal Comments

DRB - Planning Review (Rogelio Madan - 07/02/2025)

- 1.) APPLICATION COMPLETENESS
 - a.) LOI: Address the variance hardship and practical difficulty criteria for variances from section 2.8.3 of the Land Development Regulations in the letter of intent.
See link: <https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e8db3ecb-8f93-4817-a9de-dfb118d3a4a7/90cf4231-3dfe-44a7-aea7-f6d0c6df519c>
RESPONSE: See new Letter of Intent provided, dated 07.11.25.
 - b.) LOI: Address the Sea Level rise and Resiliency Review Criteria from section 7.1.2.4 of the Land Development Regulations. For issues that are not applicable, state "N/A".
See link: <https://codehub.gridics.com/us/fl/miami-beach#/9e0e1745-d120-4fe6-8933-4a21c038e54d/e8db3ecb-8f93-4817-a9de-dfb118d3a4a7/90cf4231-3dfe-44a7-aea7-f6d0c6df519c>
RESPONSE: See new Letter of Intent provided, dated 07.11.25.
- 2.) ARCHITECTURAL REPRESENTATION
 - a.) Add "FINAL SUBMITTAL," updated date, and File No. "DRB25-1094 FKA DRB22-0825" to front cover of proposed plans for heightened clarity.
RESPONSE: See corrected sheet A-0.0, REV. #2 dated 07.13.25.
 - b.) Provide a "Variance Diagram" identifying the location of the transformer and indicating the required 20' setback and the proposed setback of the transformer.
RESPONSE: See new "Variance Diagram" added to revised sheet A-1.0, REV. #2 dated 07.13.25.
 - c.) Provide a rendering of the front of the building from the northeast to provide a more direct view of the transformer area and landscape screening.
RESPONSE: See new "Proposed Front View 15 Ter." added to revised sheet A-5.0, REV. #2 dated 07.13.25.
- 3.) ZONING COMMENTS
 - a.) Since transformers are not permitted as allowable yard encroachments in the front yard, the variance should be described as a variance of the required 20-foot front yard setback. Identify the proposed setback for the transformer.
RESPONSE: See new "Variance Diagram" added to revised sheet A-1.0, REV. #2 dated 07.13.25.

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.



DRB - Planning Admin Review (Freitas Gabriela - 06/27/2025)

- 1) 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.

RESPONSE: Noted.

- 2) Email owners mail labels in Excel.

RESPONSE: Noted.

- 3) Submit checklist. Must include name, signatures, and date.

RESPONSE: Please see 07-13-2025 CHECKLIST - Board Pre-Application Checklist.

- 4) Page 1 of Application: Submit update to include File Number (DRB25-1094).

RESPONSE: File Number has been added.

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

RESPONSE: Exhibit A is attached as the last page of the Application.

- 6) 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 and notarized affidavit per speaker.

RESPONSE: Not needed, owner will represent himself.

- 7) Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

RESPONSE: It has been corrected.

- 8) Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.

RESPONSE: There is no Trustee.

- 9) 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.

RESPONSE: Not needed, owner will represent himself.