

800 S Pointe Dr, Miami Beach/ DESIGN REVIEW BOARD
Case Number #DRB25-1141

Narrative responses below in bold

LUB Landscape Review Comments:

1. Staff recommends enhancing the diversity of native shrubs and ground covers within the scope of work areas and particularly within the east side streetscape plaza—for enhanced resiliency and to support and attract native wildlife.

Made revisions based on staff recommendations for the East Side Streetscape. Introduced Spanish Stopper, Horizontal Cocoplum and Leather Fern to the planting areas. Also adjusted species along West Side Yard to include Jamacia Caper and Spanish Stopper to enhance resiliency and attract wildlife.

2. Provide a rendered view from Washington Ave facing the condominium that captures the proposed landscape conditions along Washington Ave and the east side streetscape plaza. Provide a rendered aerial image from the corner of Washington Ave and South Ponte Dr.

Provided requested rendered views, see sheets L-8.4, L-8.5 and L-8.6

DRB Planning Review Comments:

DRB25-1141, _800 Pointe Drive: An application has been filed requesting design review approval for modifications to the façade and exterior plaza of an existing residential apartment building. Specifically, the applicant is requesting to renovate the façade by recladding with new materials, change signage, provide new landscaping, and renovate the water feature. Please provide a narrative response to the comments listed below. Provide page location if applicable.

a. LOI: Address Design Review Criteria from Section 2.5.3.1, in the letter of intent.

Provided as applicable, see attached Letter of Intent

b. LOI: Address Sea Level Reside and Resiliency Review Criteria from section 7.1.2.4, in the letter of intent, as applicable

Provided as applicable, see attached Letter of Intent

c. Plans: Separate details on the façade and renderings from the landscape set of plans to facilitate the review from the board members. The board is accustomed to seeing an architectural set of plans.

Provided a separate set titled LA to include plans, details, rendered elevations and 3D perspective views of the proposed louver system on the building façade.

a. Plans: Provide color elevations of ground level facades.

Provided, see sheets LA-5.3 and LA-5.4

b. Plans: Provide a materials page with details on the materials being utilized for the façade, ie stucco, simulated wood, etc.

Provided, see sheet LA-8.0

DRB Admin Review 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 and Email owners mail labels in Excel.

Submit signed and seal Survey.

Survey was submitted.

Page 1 of Application: Correct and submit to include File Number (DRB25-1141).

Application updated to include File Number DRB25-1141

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

Exhibit now attached to Application

Page 1 of Application: Applicant Information (if different than owner) must be filled out.

Application updated to include Applicant information

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

Page 6 of Application updated to reflect percentages of ownership.

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. (Page is out of order)

Application has been updated to have pages in correct order. The Association Board does not have a trustee/Trust.

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.

Noted.