

March 8, 2026

Miami Beach Design Review Board

DRB File Number: DRB25-1159

Project: 1250 West Ave
Miami Beach, FL 33139

Hello all,

Please find enclosed DRB Final Submittal addressing the DRB comments made to the above reference project.

<p>See corrections 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.</p> <p>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.</p> <p>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.</p> <p>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 HRRHistoric Resources Report Microfilm Building Card and Microfilm Traffic Traffic Study Sound Sound Study</p>	<p>Noted, will comply.</p>
<p>p. Drives shall have a minimum width of 22 feet clear for two-way traffic, provide this dimension on Basement 01 between parking spaces b1-240 and b1-253.</p>	<p>Noted, refer to sheet A-011, A-101, A-102, A-103</p>

<p>1. APPLICATION COMPLETENESS a. Application: Missing, the electronic file labeled application contained the LOI. Without a complete application the project cannot move forward.</p>	<p>See submitted application.</p>
<p>PLANNING DEPARTMENT Staff First Submittal Comments Design Review Board Final Submittal & Formal Submittal (CSS): 02/08 Notice to proceed issued: 02/19 All fees paid by & Agenda finalized 02/23 Tentative DRB meeting agenda date: 04/16 Draft Notice: DRB25-1159 - 1250 WEST AVENUE: An application has been filed requesting Design Review Approval for the construction of a new 28-story multifamily building, with one or more waivers, to replace an existing multifamily building. Please provide a narrative response to the comments listed below. Provide page location if applicable.</p>	<p>Noted, will comply</p>
<p>g. Contact the Building Department plain flood manager Moshen Jarahpour to confirm minimum base floor elevation BFE and minimum design flood elevation (BFE+1) for this site, then revise the values for BFE and Adjusted grade (BFE + Grade/2) , they are incorrect.</p>	<p>Noted, BFE have been coordinated with Moshen Jarahpour. Refer to sheet A-003</p>
<p>q. Materials: Insufficient: all the materials CON.01,CON.02,WOD.01 WOD.02, WOD.03, WOD04, ALU.01. Shall provide color and finish. It cannot be TBD. Please note that sample materials will be required for the DRB hearing. Please update material schedule and elevations tags.</p>	<p>The material schedule has been revised to clarify the color and finish of materials. Please refer to the updated material schedule and corresponding elevation tags on Sheets A-200, A-201, A-202, A-203 and A-204.</p>
<p>4. ZONING COMMENTS a. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver finish of the driveway and paths in the site plan.</p>	<p>Walkways will consist of pavers set in sand or other semi-pervious materials. The only exception is the drive lane ramps to the drop-off and loading areas, where mudset pavers over concrete is proposed due to differential settlement and grade transition conditions. No other impervious paving is proposed within the required front or street side setbacks. Refer to sheet A-011 for notes and L-3-5-01 for paver information.</p>
<p>i. Parking: Identify on plans the location of the 22 visitor parking spaces and the 25 Club spa padel court visitor parking spaces.</p>	<p>Refer to updated parking level plans on sheets A-101 , A-102, A-103</p>
<p>j. Mechanical Parking: Demonstrate compliance with section 5.2.11.f 1 to 7. (i.e. 5. The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches; provide dimension on sections where the mechanical parking is proposed.</p>	<p>Refer to sections on sheet A-304 for height clearance.</p>
<p>f. Planters shall not exceed 3 feet in height above the main roofline. Provide an elevation/section with height dimension of the proposed planters located on the roof areas. See Code Section 7.5.2.1.a.8</p>	<p>Refer to updated sheet A-107 & A-109 for planter heights</p>
<p>k. Provide an additional section south-north direction, provide section marks on all plans.</p>	<p>Refer to new sections on sheet A-303</p>

<p>3. DESIGN RECOMMENDATIONS</p> <p>a. The top of the building is rather simple, and it is different from what was initially presented to the city, there is no architectural treatment that enhance the top level from the ground floor view. Staff is recommending exploring a different alternative for this part of the building.</p>	<p>Refer to updated sheet A-204</p>
<p>h. The private residential areas at the roof top are not allowed as a height exception they need to be removed. The circulation area on the north unit shall be reduced. Elevators should open into these circulation areas to be approved as presented. Revise</p>	<p>Residential areas reduced/removed, refer to updated roof plan on Sheet A-107</p>
<p>d. FAR Plans: F-001 – F-013 Provide the total FAR per page/floors.</p>	<p>Noted, refer to revised FAR plans on sheets A-015, A-016 & F-001 to F-010</p>
<p>2. ARCHITECTURAL REPRESENTATION</p> <p>a. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.</p>	<p>Noted, refer to Sheet A-000</p>
<p>c. Survey lot area (83,285 SF) differs from zoning data value (83,707 SF), revise this and any related calculations (i.e. Max FAR, proposed FAR), the proposed FAR on the zoning data sheet and other charts are exceeding what is allowed based on the survey lot information. Revise.</p>	<p>Refer to updated Survey and revised zoning data sheet on A-003</p>
<p>b. LOI: provide DRB file number.</p>	<p>See updated LOI.</p>
<p>c. FAR: Emergency generator located at mezzanine level counts towards FAR. (this is not an electrical transformer or vault). See FAR definitions on the Resiliency Code Chapter 1</p>	<p>The emergency generator is a life safety related component, as it provides power to required life safety systems in the event of an emergency. Pursuant to Exception M of the FAR definitions under the Resiliency Code, life safety systems and associated equipment are permitted to be excluded.</p>
<p>c. Plans should be set up on 11x17. Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility. (Text, dimensions are difficult to read).</p>	<p>Noted, text size has been adjusted for better legibility.</p>
<p>b. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots.. Add this value in NGVD after the zoning data sheet.</p>	<p>Refer to updated zoning data on sheet A-003</p>
<p>b. Bay walk: Per direction from the Planning Director, the bay walk for this property shall be located upland behind the property line/seawall to better connect with the existing bay walk on the north side. The path width should be at least the same as the existing one on the north side. The rear yard shall be re-designed to accommodate this. The applicant can also propose a separate bay walk/dock as proposed. The bay walk connections to the future extension on the south side and to the proposed pedestrian path to the street shall be enhanced with landscape and paving materials that improve visual and physical connectivity. The landscape rendered site plan is not coordinating with the plans. Please revise.</p>	<p>The application proposes the following condition of approvals: Prior to issuance of a building permit for the project, the Applicant shall amend the Development Agreement recorded in Official Record Book 34887, Page 3047 of the Public Records of Miami-Dade County to permit the proposed over-water baywalk. Otherwise the Applicant shall revise proposed design to provide the baywalk within the upland property. If the Development Agreement is amended to permit the proposed</p>

	over-water baywalk, the proposed over-water baywalk shall be permitted and commenced construction prior to the issuance of a Certificate of Occupancy for residential units.
e. Height regulations exceptions: swimming pool & pool deck are exceeding the maximum of 5 ft above the main roof line, and it is also not providing the required 4-Foot-wide surrounding walkway (provide dimensions). Revise. Main roof line is at 342'- 8" +5' = 347'-8" NGVD. See Code Section 7.5.2.1.a.13	Refer to updated roof plan on sheet A-107 and section on sheet A-109 and . Pool has been lowered to comply with the pool height requirements.
m. Bicycle parking location: Identify on plans the location of the short-term and long term bicycle parking.	Refer to updated floor plans on sheets A-101, A102, A-103 & A-104 for updated labels.
r. Renderings, provide a rendering like A-304 (Bayfront view) from West Avenue looking up. Also provide bird eye views renderings looking at the building from the bay and the street.	Refer to sheet A-305 for added rendering.
j. Provide SF area of the commercial unit at ground floor (A-104), SF area commercial gym and paddle (A-103 and A102).	Refer to updated sheets A-103 & A-104 for updated areas. The total area of commercial development within the project is 11,803 square feet. The applicant offers the following condition of approval: Prior to issuance of a building permit for the project, the Applicant shall amend the Development Agreement recorded in Official Record Book 34887, Page 3047 of the Public Records of Miami-Dade County to increase the maximum square footage of commercial development. Otherwise, the Applicant shall revise the project to provide a maximum of 4,000 square feet of commercial development.
i. Floor plans: A-105 and A-106, provide SF area for each unit and provide unit layout showing bedrooms, kitchen, baths, living & dining areas.	Refer to the updated sheets A-105 & A-106 where unit areas have been included on the floor plans along with the overall unit area mix. Unit layouts are currently still in development and will be incorporated into the drawing set at a later date.
n. Parking requirement chart call a spa provide the location of this space and area on plans.	Refer to sheets A-004 for updated parking requirements & A-103 for the spa location and area.
b. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted, will comply.
g. FAR: Identify in the LOI and Plans the bonuses being applied to achieve 5.75 FAR. Provide what is the status of these bonuses (i.e. Design, permitting and construction of the bay walk on the different properties stated in the overlay).	Refer to updated LOI
o. Provide the pavilion accessory structure top of roof plan as a detail next to the 02 mezzanine level drawing on page A-104.	Refer to updated sheet A-104 & A-105 showing the Pavilion roof plan.

s. Provide two renderings per page.	Noted, refer to updated rendering sheets on A-305 through A-308
l. Site Plan: Clarify if the walls/fences shown on plans are existing/proposed. Provide labels and existing/proposed height from grade. See Section 7.5.3.2.h	Noted, refer to updated site plan on sheet A-011 showing proposed new fences and height above grade.
f. Zoning Data: Provide proposed FAR values in X.X (i.e. 5.75) and SF.	Noted, refer to updated FAR sheets A-015, A-016, F-001 through F-010 and Zoning data sheet on A-003.
d. Zoning Data: There is no need to have two zoning data charts. Submit only the City of Miami Beach (commercial zoning data), this should be placed first, then you can add information/charts that is not on this form (i.e. legal description, crown of road information, scope of work, parking calculations etc.). For FAR, height, setbacks, only show what is required/proposed by the Alton Beach Bayfront Overlay remove underlying zoning requirements. Revise and see comments below, all the information on plans and other documents shall coordinate.	Refer to updated zoning data sheet on A-003
d. 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'. See additional instructions at the end of these comments.	Noted, will comply.
h. Future adjusted grade is future crown of the road (4.6 NAVD = 6.16 NGVD) + minimum design floor elevation (BFE+1 confirmed by Building Department) / 2. Revise calculations and plans.	Refer to updated zoning data sheet on A-003
e. CMB Zoning Data: provide DRB file number item#2	Refer to updated zoning data sheet on A-003

Thank you for your time.

Regards,

Kurt J. Dannwolf, AIA
 President
 O'Donnell Dannwolf and Partners Architects, Inc
 AR92042

