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**APPROVED:**

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**DRB - Planning Review • Not Required • Madan Rogelio • Completed : 02/28/2025****LUB - Planning Landscape Review • Fail • Byrnes Philip • Completed : 02/19/2025**

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Refer to the Chapter 4 Landscape Ordinance in the Resiliency Code and submit the required plans.

- Answer: See landscape set attached

**DRB - Planning Review • Fail • Garavito Alejandro • Completed : 02/28/2025**

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1. APPLICATION COMPLETENESS

- a. Include the cost of estimate under a separate cover or in the letter of intent.

- Answer: See attached letter of intent with the estimated project cost of \$355,000.00 that remains within the 50% threshold.

- b. Existing conditions, Context photos: Provide up to 6 images per page, one of them could be the key plan.

- Answer: See sheet AE-102.00 through AE- 102.03 including context photos

- c. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1 .Provide a subtitle, number questions as presented in the code a to s.

- Answer: See Letter of intent attached including all review criteria per section 2.5.3.1 .Provide a subtitle, number questions as presented in the code a to s.

- d. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L.

- Answer: See Letter of intent attached including and responding to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L.

- e. LOI: include board file number

- Answer: See board file number on sheet 00 and on attached LOI. Board File Number DRB2025-1081.

- f. LOI: provide what is the use proposed for this space, hours of operation, clarify what is the lounge, and what are the tables used for, is it a restaurant, bar, etc., For reference see CD-2 Sunset Harbor use restrictions.

- Answer: See proposed use for space on LOI attached.  
Proposed Use: Private Wellness Studio  
Hours of Operation: 800 A.M. – 7:00 P.M.  
Terrace Lounge & Table Use: Members-only working and entertainment

- g. Provide Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).this can be added to the LOI as an appendix.

- Answer: See attached sheet AE-100.01 and LOI for legal description of property: 33-34 53 42 ISLAND VIEW SUB PB 6-115 E1/2 LOT 3 BLK 14 LOT SIZE 50.000 X 75 COC 25430-0623/25/27/29 0307 6

- h. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility. This is not a permit plan set.

- Answer: See attached revised set format 11"x17"

- i. Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required

- Answer: Noted.

- j. Plan set should be organized in the same sequence as the check list items 11a- to q 12 to 43.

- Answer: Now the set is organized in the same sequence as the check list items 11a- to q 12 to 43.

- k. Context Location Plan - AE-100.00: provide one plan per checklist Item 11d. Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. Remove the other maps/views.

- Answer: See context location plan on sheet AE-100.00

- l. AD-101.00 to AD-105.00 remove project data, demolition plan notes, General demolition notes, life safety notes. Keep relevant demo key notes and demo legend.

- Answer: See revised sheets AD-101.00 through AD-105.00 without project data, demolition plan notes, General demolition notes, life safety notes. Including just relevant demo key notes and demo legend.

- m. Waiver Diagram AP-104.00 remove the key plan and enlarge the existing and proposed floor plans

- Answer: See revised sheets AP-106.00 and AP-106.01 without key plan and enlarge the existing and proposed floor plans.

## 2. APPLICATION COMPLETENESS

- a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

- Answer: See revised sheet 00 with new title "FINAL SUBMITTAL" - 03/09/2025  
FILE NO. : DRB 2025-1081

- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

- Answer: Noted.

- c. Cover Page: Remove seats and tables from the sidewalk, include existing trees/landscape as a clear green shade.

- Answer: See attached sheet 00 without seats and tables from the sidewalk. Including existing trees/landscape as a clear green shade.

- d. Floor plan: Provide additional detail, furniture, seats for the lounge area.

- Answer: See attached sheet AP-100.01 with additional detail, furniture, seats for the lounge area.

- e. Materials: insufficient, provide detailed exterior materials to be used, provide a rendered front façade and a rendered screen separately, provide a numbered material legend with with images representing each material, provide finish material and colors and provide the corresponding tag numbers on the rendering to clarify where the materials are being applied. for the side elevations provide the materials on the elevations

- Answer: See all exterior materials to be used on attached sheet AP-104.00
- f. Colored elevations and renderings should match.
- Answer: See revised AP-104.00 showing updated rendering. Elevations do not show any color.
- 3. DESIGN RECOMMENDATIONS
  - a. The proposed material and color for the front façade appears visually heavy in the rendering. It would benefit from additional articulation. Consider incorporating the slat design from the front screen into the façade to create more depth and visual interest.
- Answer: See revised AP-104.00 showing updated rendering. Adjustments on the exterior façade as required to create more depth and visual interest, such as changing the color of the tones of the exterior tiles, and extending the overhang planter from the top of the main entrance door to the storefront.
- 4. ZONING COMMENTS
  - a. If the value of the renovation exceeds 50% of the property value which staff believe it will. The project will need to comply with the short frontage standards, Section 7.1.2.2.f. Demonstrate compliance with this on a detailed floor plan showing the required and provided dimensions for sidewalk, setbacks etc. If the project requires a waiver, request this on the LOI and provide on plan/diagram what is required and provided.
- Answer: See attached Letter of intent including the value of construction cost estimate is \$355,000.00. The renovation does not exceed 50% of the property value.
- 5. Notes
  - a. 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.
  - b.
- Answer: Noted.

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**DRB - Planning Admin Review • Fail • Freitas Gabriela • Completed : 02/25/2025**

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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.
- Answer: Noted.
2. Email owners mail labels in Excel.
- Answer: This was provided by email to Gabriela Freitas, Rogelio Madan, and Alejandro Garavito.
3. Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.

- Answer: See Legal Description attached on Letter of Intent, and on sheet AE-100.01
- 4. Page 1 of Application: Summary of Request – Provide a brief scope of request.
  - Answer: See attached summary of request on land use board hearing application document. Summary of request: Request for Review Approval for the Partial demolition and redesign of the front façade of a commercial building and the addition of a privacy screen at the property line as well as waiver request from Section 7.2.11.9 Sunset Harbor CD-2, b.1.A.
- 5. Page 2 of Application: Submit all contact information of all Party(s) responsible for project design and Authorized Representative(s) Information (if applicable).
  - Answer: See revised sheet 00 and land use board hearing application document with information of all Party(s) responsible for project design and Authorized Representative(s) Information.
- 6. Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.
  - Answer: See attached updated lands use board hearing application document including all owners with corresponding percentages (%) of ownership who hold 5% or more.
- 7. 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.
  - Answer: Property is owned by an LLC. Therefore, there are no trustees. See attached land use board hearing document with information of ownership.
- 8. 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.
  - Answer: Noted.