

Narrative Response to Plan Corrections Report for DRB24-1078

Please provide a narrative response to the comments listed below. Provide page location if applicable.

1. APPLICATION COMPLETENESS

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

[Response: A cost estimate is not available at this time, as construction consultants have not yet been retained for permitting. This project does not contemplate major renovations, rather minor cosmetic renovations, which will not approach fifty percent of the value of the structure. Currently, the building value, as assessed by the Miami Dade County Property Appraiser, is \\$7,012,000. The project is not anticipated to near the \\$3,000, 000 value point.](#)

b. Plans sets: It is difficult to review the many separate files, please reduce the number of plan files. The maximum file size is 25 MB.

[Response: Drawings and Photos reduced to \(4\) files. Photos in one \(1\), renderings one \(1\), and plans in two \(2\) separate files.](#)

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

[Response: Photos will not be at 4x6" if 6 photos are on a single sheet. Photos have been provided in one file, with resolution of photos reduced to maintain max. file size.](#)

d. Occupancy table: provide this on a separate page, enlarge table.

[Response: Refer sheet A-018.](#)

e. 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.

[Response: Refer to the letter of Intent](#)

f. LOI: Clarify if the project is requesting any waivers and or variances.

[Response: Refer to the Letter of Intent.](#)

g. LOI: Clarify/include that this project is an NIE and requires Planning Board approval and that Sound, occupancy & operations will be reviewed and approved by PB.

[Response: Refer to the Letter of Intent](#)

h. Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets.

[Response: Refer sheet A-001.](#)

i. 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.

[Response: Description is included on the survey.](#)

j. if applicable. Provide a previous board order.

[Response: Included as part of this submission.](#)

k. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility.

Response: Sheets are formatted to 11x17". Text has been checked for legibility.

2. ARCHITECTURAL REPRESENTATION

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

Response: Refer to cover.

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

Response: Refer to all sheets

c. Floor plan: highlight with a different color the proposed decorative screen, tone down the landscape in the front, it is difficult to see where the screen is located.

Response: Refer to sheet A-102 for enlarged plan showing color coding of ground mounted and ceiling mounted screens.

d. Provide a detailed section running West-East from the ROW to the storefront at the front entry addition,

Response: Refer to sheet A-302 for enlarged section and screen details.

e. Provide an additional rendering version of A-404 with the lower screen on and the upper screen off and one with only the upper screen on and the lower screen off, these two renderings can be placed on the same page.

Response: Refer to sheet A-405 for day and night views of separate upper and lower screens.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. The project is increasing the non-conformity 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.

Response: Per Michael Belush, this is not a new building, therefore this code section does not apply. Nevertheless, refer to the Letter of Intent.

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.

PLAN CORRECTIONS REPORT (DRB24-1078)

PLAN ADDRESS:	1681 Lenox Ave Miami Beach, FL 33139-2429	PARCEL:	0232340040800
APPLICATION DATE:	12/19/2024	SQUARE FEET:	0
EXPIRATION DATE:		VALUATION:	\$0.00
		DESCRIPTION:	Design Review approval to move the main entrance of the space from the northwest corner of the property to the south side of the structure, as well as screening the area along the west facade.

CONTACTS	Name	Company	Address
Applicant	Monika Entin	MHE Law PA	7950 Nw 53Rd Street Suite 337 Miami, FL 33166
Contact	Alyssa Kriplen	MAKwork Inc.	1251 Sw 20Th Street Miami, FL 33145

Plan Review	Version: 1	Date Received: 02/18/2025	Date Completed:
1. DRB - Planning Review - Fail		Alejandro Garavito Ph:	email: AlejandroGaravito@miamibeachfl.gov
Comments: Staff First Submittal Comments		Design Review Board	

Final Submittal & Formal Submittal (CSS): 03/09
 Notice to proceed issued: 03/20
 Agenda finalized & all fees paid by: 03/24
 Tentative DRB meeting agenda date: 05/15

Draft Notice:
 DRB24-1078, 1681 LENOX AVE: An application has been filed requesting modifications to a previously approved Design Review Approval ?..... Specifically, the applicant is requesting Design Review approval for the proposed aluminum screen located on the west (front) and south (side) facades including one or more waivers.

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 - c. Existing conditions, Context photos: Provide up to 6 images per page, one of them could be the key plan.
 - d. Occupancy table: provide this on a separate page, enlarge table.
 - e. 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.
 - f. LOI: Clarify if the project is requesting any waivers and or variances.
 - g. LOI: Clarify/include that this project is an NIE and requires Planning Board approval and that Sound, occupancy & operations will be reviewed and approved by PB.
 - h. Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets.
 - i. 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.
 - j. if applicable. Provide a previous board order.
 - k. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility.
2. ARCHITECTURAL REPRESENTATION
 - a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
 - b. Final submittal drawings need to be DATED, SIGNED AND SEALED.
 - c. Floor plan: highlight with a different color the proposed decorative screen, tone down the landscape in the front, it is difficult to see where the screen is located.
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 - e. Provide an additional rendering version of A-404 with the lower screen on and the upper screen off and one with only the upper screen on and the lower screen off, these two renderings can be placed on the same page.
3. DESIGN RECOMMENDATIONS
4. ZONING COMMENTS
 - a. The project is increasing the non-conformity 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.
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.

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: Email owners mail labels in Excel.

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.

4. LUB - Planning Landscape Review - Not Required Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov
