



TRYBA ARCHITECTS

Date: 4 August 2024
Subject: **Southgate 910 West Ave | Design Review Board – Comment Response**

Below are the responses to the Design Review Board Submittal Comments that were received on 07/25/2024. Please reference the Final Submittal, Letter of Intent, and other supporting documents as needed for responses.

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| 2 | Comment: | <i>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.</i> |
| | Response: | Understood. |
| | Comment: | <i>Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.</i> |
| | Response: | Not applicable. |
| | Comment: | <i>Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.</i> |
| | Response: | Please see attached Survey “Exhibit A” for legal description. |
| | Comment: | <i>Page 8 of Application: Submit signed and notarized Applicant Affidavit with correct representative.</i> |
| | Response: | Barb Frommell is a compensated lobbyist registered with the city of Miami Beach. The application is correct as Daniel (“Dan”) Dore and Barb Frommell are employees that work for Southgate. Their representation is part of their ordinary employment duties.. |
| | Comment: | <i>Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more.</i> |
| | Response: | Ownership was included in the provided organization chart attached to the end of the application. |
| | Comment: | <i>Submit/Email owners mail labels in Excel.</i> |
| | Response: | Please see submitted mailing labels in Excel. |

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| | Comment: | <i>Submit signed and seal Architectural / Landscape Plans.</i> |
| | Response: | Understood. |
| | | |
| | Comment: | <i>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, dated, and notarized affidavit per speaker.</i> |
| | Response: | Daniel Dore and Barb Frommell are agents of the company for these purposes. Power of Attorney form to grant Daniel Dore and Barb Frommell agent status. |
| | | |
| | Comment: | <i>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.</i> |
| | Response: | Barb Frommell will be a registered compensated lobbyist and authorized to speak during the meeting with the DRB. |
| | | |
| | Comment: | <i>Electronic files cannot exceed 25MB; the files can be divided in two or more files if necessary.</i> |
| | Response: | Understood. |
| | | |
| 3 | Comment: | <i>Please address variance criteria for the sign variance in section 7.8.3 in the Letter of Intent. The request can be described as a practical difficulty.</i> |
| | Response: | This has been updated in the Letter of Intent. |
| | | |
| | Comment: | <i>Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.</i> |
| | Response: | This has been updated in the Final Submittal. |
| | | |
| | Comment: | <i>Final submittal drawings need to be DATED, SIGNED AND SEALED.</i> |
| | Response: | Understood. |
| | | |
| | Comment: | <i>Please list each of the Sea Level Rise and Resiliency Criteria of Section 7.1.2.4 individually in the Letter of Intent; as certain criteria might not be applicable to the proposed scope.</i> |
| | Response: | This has been updated in the Letter of Intent. |
| | | |
| | Comment: | <i>Include a material legend with enlarged photos of the material finish for further review; in particular for those elements that are located within the canopy.</i> |
| | Response: | A material legend has been added to the Final Submittal. |
| | | |
| | Comment: | <i>Include the cost of estimate under a separate cover or in the letter of intent.</i> |
| | Response: | The cost estimate is included in the Letter of Intent. |

PLAN CORRECTIONS REPORT (DRB24-1041)

PLAN ADDRESS: 900 West Ave
Miami Beach, FL 33139-5206

PARCEL: 0242031550001

APPLICATION DATE: 07/10/2024

SQUARE FEET: 0

DESCRIPTION: The scope includes updating the existing canopy at the main entrance with new finishes, lighting and signage. The front entry circle will also get new landscaping and a redesign of the existing fountain. The existing storefront at the main lobby is proposed to be demolished and replaced with a sliding glass door Nanawall.

EXPIRATION DATE:

VALUATION: \$0.00

On the pool entry side of the lobby, the existing storefront will be demolished and replaced with a sliding glass door Nanawall. This will open onto a new terrace with stairs that enter onto the pool deck and new landscaping. An all glass pool fence is also proposed at the threshold of the pool deck.

| CONTACTS | Name | Company | Address |
|-----------|-------------|------------------|---------------------------------------|
| Applicant | Abby Branch | Tryba Architects | 1620 Logan Street Denver, CO 80203 |

- | Plan Review | Version: 1 | Date Received: 07/18/2024 | Date Completed: |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------|-----------------|
| 1. DRB - Planning Review - Not Required | | Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov | |
| 2. DRB - Planning Admin Review - Fail | | Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov | |
| 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. | | | |
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| Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”. | | | |
| Page 8 of Application: Submit signed and notarized Applicant Affidavit with correct representative. | | | |
| Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more. | | | |
| Submit/Email owners mail labels in Excel. | | | |
| Submit signed and seal Architectural / Landscape Plans. | | | |
| 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, dated, and notarized affidavit per speaker. | | | |
| 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. | | | |
| Electronic files cannot exceed 25MB; the files can be divided in two or more files if necessary. | | | |
| 3. DRB - Planning Review - Fail | | Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov | |
| Comments: See corrections | | | |
| Comments: Please address variance criteria for the sign variance in section 7.8.3 in the Letter of Intent. The request can be described as a practical difficulty. | | | |
| Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity. | | | |
| Final submittal drawings need to be DATED, SIGNED AND SEALED. | | | |
| Please list each of the Sea Level Rise and Resiliency Criteria of Section 7.1.2.4 individually in the Letter of Intent; as certain criteria might not be applicable to the proposed scope. | | | |
| Miami Beach Planning Department Staff First Submittal Comments | | Design Review Board | |
| Final Submittal & Formal Submittal (CSS): | | 08/04 | |
| Notice to proceed issued: | | 08/14 | |
| Agenda finalized & all fees paid by: | | 08/16 | |

Draft Notice:

DRB24-1041 900 West Ave An application has been filed requesting Design Review Board approval for modifications to an existing residential building, including new finishes, lighting and signage, including a sign variance to allow for non-individual channel letters.

Please provide a narrative response to the comments listed below.

Include a material legend with enlarged photos of the material finish for further review; in particular for those elements that are located within the canopy.

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.

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

4. LUB - Planning Landscape Review - Pass

Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov