

HPB COMMENT RESPONSES

2/06/23

PARCEL: 0242030098540

663 Alton Rd

Miami Beach, FL 33139-5501

HPB22-0560

PUBLIC WORKS

1. *Since this is a Commercial property, an analysis of the water and sewer system may be required prior to connecting to the City's Utility Infrastructure to confirm if the system can accommodate the additional flows proposed by the increased demand from the site. Submit the following information prior to submitting your building permit to prevent any unforeseen delays:*
AaronOsborne@miamibeachfl.gov.
 - a. *The following water demand flows in a letter signed and sealed (by a Florida PE) for each property (if multiple sites).*
 - i. *Commercial Water Demands*
 - ii. *Residential Water Demands*
 - iii. *Fire Flow Demand*
 - iv. *Irrigation Demand*
 - b. *Flow greater than 10,000 GPD will require a hydraulic model to be performed on the water and sewer system.*
 - c. *Utilize the latest version of Miami-Dade County Schedule of Daily Rated Gallonage to acquire you demand flows per use category.*

RESPONSE: SEE LETTERS FROM CIVIL EOR PROVIDING REQUESTED INFORMATION

2. *Show corner clearance triangle on plans. Use the CMB Detail Drawing 10-27. (Sheets A1-00, L-1, and LP-1)Sec. 142-1135. - Corner visibility. On a corner lot, there shall be no structure or planting which obstructs traffic visibility between the height of two feet and ten feet above the street corner grade, within the triangular space bounded by the two intersecting right-of-way lines and a straight line connecting the right-of-way lines 15 feet from their intersection.*

RESPONSE: SEE REVISED DRAWINGS AS REQUESTED, SHOWING COMPLIANCE

3. *Construction on frontage/rear/side of property lines must not encroach under or above ground into the adjacent property and/or right-of-way. A revocable permit will be required for the proposed overhang encroaching in the public right of way over both 7th Street and Alton Road. (Sheets A2-01.1, A2-02.1, A2-03.1, and A2-04.1)*
 - a. *Notify Otniel Rodriguez, the Right of Way Manager, at*
OtnielRodriguez@miamibeachfl.gov *to verify if your proposed public benefit has a good chance of being accepted by the City Commission.*

RESPONSE: REVOCABLE PERMIT TO BE REQUESTED

4. *Perpetual Easement is required for the eastside of the property which will allow public pedestrian access. (Sheets A1-00, L-1, and LH-1)*

RESPONSE: PERPETUAL EASEMENT REQUEST IN PROGRESS – NOTE EASEMENT WOULD BE ON WEST SIDE OF THE PROPERTY ABBUTTING ALTON ROAD, NOT ON THE EAST SIDE WHERE THE PROPERTY ABUTS THE ALLEY

1. ZONING

- a) *The pharmacy use does not comply with distance separation requirements. A code amendment must be referred on February 1st in order for the application to move forward for the April agenda. If the code amendment is referred on February 1st, a hold harmless agreement will be required.*

RESPONSE: CODE AMENDMENT IN PROGRESS

- b) *Provide a CMB zoning data sheet in the plan set.*

RESPONSE: CMB ZONING DATA SHEET ADDED TO THE PLAN SET AS REQUESTED

- c) *Only electrical transformer vault rooms and electrical rooms associated containing equipment for life-safety purposes may be excluded from FAR.*

RESPONSE: ELECTRICAL ROOMS CONTAIN LIFE SAFETY EQUIPMENT

- d) *Provide parking calculations.*

RESPONSE: CALCULATION PROVIDED ON SET – ARCH SITE PLAN A1-00

- e) *The front and rear setbacks at the 2nd level do not comply with the required overlay setbacks outlined in section 142-864(b). (5'-0" min setback required).*

RESPONSE: CODE AMENDMENT IN PROGRESS

- f) *The front and rear façade shall be divided into segments with building massing and architectural treatments intended to be reflective of the 50 feet wide lot development pattern that is predominant in the historic district. Provide diagrams demonstrating compliance with section 142-864(c)(1) of the City Code.*

RESPONSE: SEE REVISED BUILDING FACADES PER COMMENTS

- g) *All signage shall be in compliance with section 138 of the City Code. Please review proposed signage.*

RESPONSE: BUILDING SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR BUILDING SIGNAGE IS TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF THE CITY CODE. FINAL SIGNAGE LOCATION AND DETAILS ARE TO BE SUBMITTED TO ZONING STAFF FOR FINAL REVIEW AND APPROVAL.

2. *DEFICIENCIES IN PRESENTATION*

- a. *Provide photos of the existing surface parking lot.*

RESPONSE: PHOTOS INCLUDED AS REQUESTED

- b. *Indicate the location of the BFP & FPL transformer in the site plan (not allowable yard encroachments).*

RESPONSE: PAD MOUNTED ELEVATOR TO BE LOCATED ON NEAR SOUTH EAST CORNER OF LOT, SOUTH OF LAST PARKING STALL, ACCESIBLE FROM THE ALLEY – SEE REVISED ARCH SITE PLAN FOR PROPOSED LOCATION

- c. *Show the eyebrows and proposed roof level overhang and in plan and provide projection dimensions. These elements appear to project past the property line and would require a revokable permit from the City Commission.*

RESPONSE: SEE REVISED DRAWINGS, REVOKABLE PERMIT TO BE REQUESTED

- d. *Provide an overall building height dimension measured from BFE plus 1' freeboard (9.00' NGVD) to the top of the roof slab.*

RESPONSE: SEE REVISED DRAWINGS

3. *DESIGN/APPROPRIATENESS COMMENTS (Recommendations)*

- a. *Staff recommends exploring adding additional glazing at the first level facing Alton Road where the adult-teen area is located.*

RESPONSE: BUILDING ELEVATIONS REVISED AS RECOMMENDED

- b. *Staff recommends exploration of elimination of the roof level overhang or exploration of stopping the roof level overhang at the 2nd level notch along Alton Road which would help to address code section 142-864(c)(1).*

RESPONSE: BUILDING ELEVATIONS REVISED AS RECOMMENDED

Urban Forestry

- *Page LP-2 of the "proposed project 2_v1.pdf" will not load.*

Acknowledged, provided a revised file for review

- *Plans propose removal of all live oaks on property. We recommend relocation for at least some. Perhaps to re-use on the Alton side of the project. We do not want to remove mature live oaks from our urban canopy unless absolutely necessary.*

Proposed relocation of (4) Live Oaks as recommended

- *Current landscape legend shows none of the tree requirements being met. Please address.*

Shall be addressed by the owner's attorney

- *Plans call for removal of 114 inches of DBH. That would equal a mitigation requirement of either 40 12-foot trees or 20 at 16 feet. Current plans only propose 4 trees below 16 feet and 4 above 16 feet. Please address shortfall. Please note, we will not accept the entire shortfall to be paid off by a Tree Trust Fund contribution. Some redesign will be necessary.*

Proposed relocation of (4) Live Oaks as recommended; corrected mitigation chart and notes as requested

- *On the planting detail page, we will need specifications on mulching, soil volume and composition for all planters. Language referring to one year warranty of all installed trees will also be required.*

Provided additional planting detail sheet LP-3 with the requested information

- *Suspended pavement system shall be required for all proposed street trees.*

Provided additional planting detail sheet LP-3 with suspended pavement system details as requested.

- *Multi-stem Green Buttonwoods will not be accepted as mitigation trees. Must be tree form, single stem.*

Acknowledged, provided a tree form in lieu of multi-stem

Planning Landscape

Comments: Proposed trees planted in or immediately adjacent to hardscape areas and in the public right of way shall be planted in suspended paver systems such as Silva Cells or equal. Provide the limits of the suspended paver system on the plans and provide the section/detail on the plans.

Provided additional planting detail sheet LP-3 with suspended pavement system details as requested; provided the limits of the suspended paver system on sheet LP-1 as requested

Refer to the Chapter 46 Tree Preservation Ordinance, in order to calculate the tree replacement/mitigation for the proposed tree removals in the Tree Disposition Plan.

Calculated and provided tree replacement/mitigation as per Chapter 46 as requested; see revised chart on sheet TD-1

Revise the landscape plans and landscape legend form (required column) as follows:

- a. There is a deficiency of 6 lot trees. Add lot trees and/or provide compliance options.*
- b. 250 linear feet of street frontage / 20'=12.5 (13 street trees rounded minimum).*
- c. 21 total trees minimum x 12= 252 shrubs minimum and 26 large shrubs minimum.*

Revised landscape legend per comments a, b & c above as requested; deficiency shall be addressed by the owner's attorney