

March 1, 2024

HPB23-0580

Plan Address: 7410 Collins Avenue, Miami Beach, FL 33141

Parcel: 02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210

Description: Courtesy Comments for HPB Submittal

Historic Preservation Department Review Courtesy Comments - Final HPB Submittal V3

1. HPB ADMIN REVIEW - FAIL

1. Corrections issued on 08/23/23 have not been resolved:

Please have the following comments corrected/submitted by Final Submittal:

- 1) File size for documents must not exceed 25MB in size each.
- 2) Submit owners mail labels in Excel.
- 3) Submit checklist. Must include name, signatures, and date.

Response: Acknowledged.

2. HPB PLAN REVIEW - FAIL

Provide Gross Square Footage shaded diagrams and calculations for this project. By staff's rough calculations, the project is over 50,000 GSF and requires Planning Board review and approval.

Response: Please see Gross Area diagram on sheet A-34 with a total area of 44,310 SF.

3. PUBLIC WORKS LUB REVIEW – PASS

1. Since this is a mixed-use 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 to: AaronOsborne@miamibeachfl.gov.

A. Demand flows in a signed and sealed letter (by a Florida PE) for each property (if multiple sites).

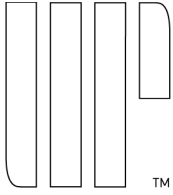
- i. Commercial Water Demands
- ii. Residential Water Demands
- iii. Fire Flow Demand
- iv. Irrigation Demand

B. Flow greater than 10,000 GPD will require a hydraulic model to be performed on the water and sewer system.

Recommendation(s)

Notes:

1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.
2. In the future if you are proposing a restaurant in this hotel, ensure that the proposed trash room on the ground level have the following:



- A. Floor drain connected through a grease trap before connecting to the sanitary sewer lateral.
- B. Hose bib.
- C. Air conditioned. (Florida Administrative Code Rule 64E-11.008)
- 3. Show sight-visibility triangles on the exit driveway. As a reminder, no obstructions from 2 feet to 6 feet above grade within the 15 feet sight-visibility triangles are allowed per CMB standard detail 10-23. (Sheet A-22)
- A. If the sight-visibility cannot be achieved, a Hold Harmless Agreement and Convex mirrors will be required prior to approval of the building permit. Convex mirrors must be approved by the Planning and Zoning Department.
- 4. The pool will need to have one (1) of the following:
 - a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.
 - b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site pool discharge well or discharging into an on-site drainage well.

Response: Acknowledged, the flow calculation study will be submitted at a later stage of the project development.

4. PLANNING LANDSCAPE REVIEW – PASS

5. URBAN FORESTRY GROUP REVIEW – PASS

No Conflict

Proposed work does not seem to be in conflict with existing trees/palms. Please note that if any work does come within close proximity of existing trees/palms, you would be required to install tree protection fencing per sec.46-62. Finally, if any trees/palms are scheduled to be removed, you would have to apply for a tree removal permit prior to any removals. If you have any questions or concerns, please contact us at urbanforestry@miamibeachfl.gov.

Please provide us with your process number and contact information and we will get back to you within 48hrs.

Response: Acknowledged

6. TRANSPORTATION LUB REVIEW – FAIL

We do not have records that indicate the project at this address has been reviewed or approved by the City of Miami Beach Transportation & Mobility Department. Please contact Grant Webster at GrantWebster@MiamiBeachFL.gov to discuss and initiate the review process.

Response: Acknowledged