

HPB22-0561
829 4th STREET
RESPONSES TO REVIEW COMMENTS

REVIEW COMMENTS	RESPONSE
HPB Admin Review • Fail • Freitas Gabriela	
Please have the following comments corrected/submitted by Final Submittal:	
1) File documents must not exceed 25MB in size.	✓
2) Please email Excel file of label owner list.	✓ Emailed: GabrielaFreitas@miamibeachfl.gov on Feb. 5
3) Checklist is missing – Must have name, signature, and date.	✓ Checklist included with package
4) 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	✓
The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 02/13/23.	
1. Mail Label Fee (\$5.16 p/ mailing label)	
2. Advertisement - \$1,593	
3. Board Order Recording (1) - \$ 108	
4. Courier (7) - \$ 77	
5. Posting (1) - \$108	
6. Variance(s) - \$788 p/variance	
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft	
Total Outstanding Balance = \$	✓ \$7,160.80 ALL FEES MUST BE PAID BY 02/15/23.
In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 02/06/23, before 12 p.m. (Tardiness may affect The following must be submitted for Final Submittal to the attention of Gabriela Freitas – Planning Department. Please leave your package with Central Services on the first floor of City Hall.	
One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).	✓
One (1) original Letter of Intent.	✓
One (1) original set of architectural plans signed, sealed, and dated. (11x17)	✓
One (1) original signed, sealed and dated Survey. (11x17)	✓
Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.	✓
Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).	
A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.	
14 collated copies	✓
NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off.	✓
Please email Excel file of label owner list.	✓ Emailed: GabrielaFreitas@miamibeachfl.gov on Feb. 5
Should you have any further questions, please contact: GabrielaFreitas@miamibeachfl.gov	✓

REVIEW COMMENTS**RESPONSE****HPB Plan Review • Fail • Seiberling James**

Please provide a narrative response to the comments listed below.

✓ See below

1. ZONING

a. The **applicant** is requesting the following variance: a variance to reduce by 5'-0" the minimum required rear yard setback of 10'-0" in order to provide a building setback of 5'-0" from the north side property line. The letter of intent shall include and respond to the variance criteria outlined in Section 118-353(d) of the City Code.

✓ See revised letter of intent

2. DEFICIENCIES IN PRESENTATION

✓

a. Provide a CMB zoning data sheet in plan set.

✓

See Sheet A0.01 Zoning Data

b. Provide larger scale shaded FAR diagrams. Label all areas excluded from FAR. All sheets should be landscape orientation.

✓

See Sheets A0.02 and A0.03

c. The rendered elevations drawings are blurry. Provide clear rendered elevations and provide line drawing elevation drawings.

✓

d. All photos must be a minimum size of 4"x6" on a printed 11"x17" sheet. Provide photos of the surrounding buildings and provide key plan.

✓

See

e. In demolition plans and elevations, all proposed demo should be noted in red.

✓

See revised demolition plans with all demolition lines in red

f. The overall height of the building should be measured from BFE plus 5' freeboard (13.0' NGVD).

✓

See revised elevations and sections

g. Provide all heights shall be noted in NGVD values.

✓

See revised elevations and sections

h. Provide line drawn context elevation drawing.

✓

i. Please contact the property appraiser's office to see if they have any historical photos of the property to supplement the historic resources report.

✓

See attached Historic Resources Report

j. Provide chart of proposed apt units including unit number, square footage and parking requirement.

✓

See Sheet A0.02

3. DESIGN/APPROPRIATENESS COMMENTS

✓

k. Staff recommends further development of the blank stucco area at the north façade.

✓

Note that the North wall abuts the emergency egress stairs and the kitchen (cabinets of the unit). It has the maximum amount of fenestration allowed by the design. Large format porcelain slab cladding was added to reduce the monotony of the large stucco field.

l. Staff recommends a lighter color for all of the exterior metal elements.

✓

The exterior metal elements were lightened from black, to brown/bronze, to a lighter brown/bronze. The contrast in tones and colors is central to the aesthetics of the design.

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 uploaded.

Files were named as: 02-06-2023 FINAL SUBMITTALL 829 4 ST.....

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.

ApplicationCompleted Land Use Board Application form including Exhibit A

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST HPB 22-0561 Application

LOI Letter of Intent

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Letter of Intent 230205

Checklist Pre-application Checklist

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Checklist

Labels Mailing Labels, List of Property Owners, Certified Letter and Map

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Mailing Labels

BTR Copies of Previous Business Tax Receipts

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST BTR

Survey Recent Signed and Sealed Survey

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Boundary Survey 221213

Plans Architectural Plans and Exhibits

✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Architecture

Landscape Landscaping Plans and Exhibits	✓ 02-06-2023 FINAL SUBMITTAL 829 4 ST Landscape Architecture
HRR Historic Resources Report	✓ 02-06-2023 FINAL SUBMITTAL 829 4 ST Historic Resources Report
Microfilm Building Card and Microfilm	✓ 02-06-2023 FINAL SUBMITTAL 829 4 ST Historic Resources Report
Traffic Traffic Study	✓ HPB 22-0561 829 4 ST Level 1 Traffic Study Update 230111
Sound Sound Study	✓ Not Applicable
HPB Application Fee	✓ 02-06-2023 FINAL SUBMITTAL 829 4 ST HPB 22-0561 Estimated Fee

All pages of a document must be uploaded in one PDF file. Do not upload individual ✓
pages of a document.

REVIEW COMMENTS**RESPONSE****Planning Landscape Review • Fail • Nunez Enrique**

Palms do not count towards the minimum number of required street trees. Revise the landscape plan to show the required street trees. ✓

See revised Landscape Architecture plans

Trees planted in ground floor hardscape areas or within the right of way sidewalk areas shall be planted in suspended paver systems such as Silva Cells or equal. Show the limits of the Silva Cells or equal on the plans and provide the sections/details. ✓

See revised Landscape Architecture plans

Urban Forestry Group Review • Fail • Alvarez Ander

-Ficus benjamina is not on the Miami Dade County Prohibited Plant list and as such mitigation would be required for their removal. Also need to verify how DBH was measured for these trees. ✓

See revised Landscape Architecture plans

-Arborist report required. ✓

02-06-2023 FINAL SUBMITTAL 829 4 ST Arborist Report 230202

-Black Calabash is not native and as such will not count towards the minimum native requirements. ✓

See revised Landscape Architecture plans

-The planting locations of the 3 Black Calabash will not be accepted. Too close to structure, also somewhat under structure. ✓

See revised Landscape Architecture plans

-Structural soils have proven to be ineffective. Switch to suspended soils. Mainly for the Pigeon Plum being used as street tree. ✓

See revised Landscape Architecture plans

-On page LA.00, the mitigation schedule chart lists a "tree #2 - umbrella tree" but it does not appear in the tree disposition chart. Please correct this error. ✓

See revised Landscape Architecture plans

Public Works - LUB Review • Fail • Osborne Aaron

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. ✓

The following analyses will be submitted prior to building permit application: A. The following water demand flows in a letter signed and sealed (by a Florida PE) for the property: 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.

2. Show corner clearance triangle on plans. Use the CMB Detail Drawing 10-27. (Sheets A2.0, and LA.01) 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. ✓

This property is not a corner lot at a traffic intersection.

Recommendation ✓

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. ✓

A. Trench drain may be required on the driveway and adjacent to the property line. ✓
B. Pre-development and post-development analysis of the drainage system will be required during construction. ✓

A trench drain was added along the property line -See A2.0 and A2.1
Analyses of the drainage system will be provided during permitting and after construction

2. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design. ✓

The design takes into account the future NGVD of 5.26'