

**PB19-0269**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Planning/Zoning Comments:

1. School concurrency: School concurrency must be paid for the new residential units.  
**Applicant Response:** Applicant submitted the school concurrency form and has requested an invoice. Fee will be paid upon receipt of invoice.
2. On the west side of the building, at levels 6-8, these exterior covered terraces and balconies, common circulation areas) must be included as 'AREA' (non-parking). Please update the total area and non-garage area diagrams to include this. To clarify – these areas would not be exempt from inclusion as floor area, because they are not 'private balconies'. Only private balconies (projecting) are exempt from inclusion as floor area.  
**Applicant Response:** Exterior egress terraces have been adjusted to 'Non-parking'. Calculations on PB A-015.1 have been adjusted accordingly.
3. The stairwells at the level of the residential units and above must be counted as residential space and not parking area. Everything at the roof level should be counted as residential space.  
**Applicant Response:** The stairwells at the residential levels and above as well as enclosed roof spaces have been adjusted to 'Non-parking'. Calculations on PB A-015.1 have been adjusted accordingly.
4. Please remove any steps or railings located within the City right-of-way (including at the rear of the site). Staff would recommend that with the exception of handrails, all railings (guard-railings) be removed from the first level terrace. They are not required provided the difference in elevation is less than 30 inches from the adjacent grade. Appropriate landscaping along these edges could be used to mitigate any additional safety concerns. Alternatively, consideration may be given to lower the slab of the first level commercial areas, while designing in a manner to accommodate a raised slab in the future, should the sidewalk be raised.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Guardrails have been changed to cantilevered glass to offer protection from tripping but maintain views to the ground-floor retail.
5. Confirmation will be required that any and all vehicles servicing the facility will not exceed the loading space dimensions provided. Staff will be recommending that the depth of the loading be expanded to accommodate the size of vehicles required to service the provided commercial uses. Also please note that external loading will require a variance from the Historic Preservation Board. Commercial loading directly abutting a residential building is a concern. Staff will be recommending that required loading be provided within the building envelope, or the building be set back along the alley to accommodate a loading space parallel to the alley. [Section 130-101.B. For the new construction of multi-family, hotel, and commercial buildings utilizing enclosed structures for the storage and/or parking of vehicles, all required loading spaces shall be located internally.]  
**Applicant Response:** The dimensions of the loading dock have been expanded by 5' to 10'x25'. Auto-turn analysis on PB A-045.1 has been adjusted to study a standard delivery truck with a 23'-2 1/6" length. Per Section 130-101.B, the loading dock has been located internally within the site, and not on the street. Per Section 130-103.1, the loading dock has been located on the same lot as the project. As exhibited in drawing A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although

the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.

6. Please provide context photos (those provided only reference the general site itself) – specifically provide photos along Collins Avenue (showing the adjacent residential building) as well as along the alley.

**Applicant Response:** Sheets PB A-008.3 and PB A-008.4 have been added with additional context photos.

7. Changes to, delay, or lack of adoption of pending legislation may require the application to be postponed to a future meeting date.

**Applicant Response:** Understood.

8. The minimum depth of a parallel parking space (as shown in the City right of ways, is 21 feet and NOT 18 feet. Please revise the drawings. Also such a minimum width of 6 feet will be required to be reviewed and approved by the Parking Department. This should be resolved prior to the Board meeting date. Please provide the dimensions of any current on street parking or loading areas directly abutting the property – The survey provided does not include this information.

**Applicant Response:** Parallel parking space lengths have been extended to 21' per city guidelines. Dimensions of space widths have been corrected to include the gutter. The dimensions of existing on-street parking have been added to the site survey. On-street parallel parking widths in the project proposal utilize the same width as existing on-street parking.

9. Please provide the location of nearby on-street loading zones in the immediate area, including passenger loading zones, on an aerial plan.

**Applicant Response:** Sheet PB A-045.3 has been added showing the location of nearby on-street loading zones on an aerial.

10. Reduction in parking requirements (alternative parking incentives) due to curbside drop off areas is subject to the review and approval of the Parking Department and may require City Commission review and approval. Such changes may also result in changes to the total percentage of non-parking uses allowed on the site.

**Applicant Response:** As recommended by the Parking Department, carshare drop-off locations have been relocated from 4th Street to along Collins Ave and joined with the valet spaces.

11. Operational plan is missing, was not checked at check list. Please provide.

**Applicant Response:** Operational plan is provided with this submittal.

12. Further explanation of the valet operation is required. With the exception of the residential users, will self-parking be allowed? It is recommended that self-parking be encouraged in order to avoid the valet circulation around the entire block for retrieval of valeted vehicles. The additional trips on the roadway due to the valet operation is a concern.

**Applicant Response:** The valet service will be optional for the non-residential users. Of the 92 non-primary spaces, 80 be utilized as both valet or self-park, with the remaining 12 being designated as valet only, due to the smaller sizes of these spots, which are located at the corners of each parking level.

13. Please provide a narrative responding to each of these comments with the resubmittal. For the Planning Board June 25, 2019 meeting, please provide the above information for Final submittal (CAP and Paper) by April 26, 2019 before 12:00 pm. Provide a narrative and label electronic files as: Final submittal – Date – name. The official application is what is submitted in CAP and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal. Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez. Please do not provide

the checklist, comments, or comment replies, or copy the mailing labels for the 14 paper copies, but provide a separate response sheet with the originals and in the CAP at final submittal. Staff will review this Final submission and issue a notice to proceed on May 06, 2019. The final fees will be due by May 08, 2019. 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.

**Applicant Response:** Understood.

Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
**Applicant Response:** Noted. It is anticipated that Silva cells or equivalent may not be needed. The ROW planting consists of coconut palms and trees that are being placed in large continuous tree pits.
5. A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop.  
**Applicant Response:** Noted. Please see Sheet L-3.05 for detail and L-3.02 with note for 17 Cabada Palms to be anchored.
6. Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.  
**Applicant Response:** Noted. A comprehensive tree report will be prepared by an ISA certified arborist and will be provided prior to Planning Board and HPB approvals.