

**RESPONSE TO CMB STAFF "FIRST SUBMITTAL" COMMENTS- DRB19-0385- 5TH STREET BAYWALK PEDESTRIAN CONNECTOR BRIDGE**

Department	Status	Reviewer
Urban Forestry Group	Not Reviewed	Omar Leon (omarleon@miamibeachfl.gov)
Parking Review	Not Reviewed	Monica Beltran (monicabeltran@miamibeachfl.gov)
DRB Plan Review	Fail	Fernanda Sotelo (fernandasotelo@miamibeachfl.gov)
Planning Landscape Review	Pass	Ricardo Guzman (ricardoguzman@miamibeachfl.gov)
Parks Department Review	Fail	Elizabeth Estevez (elizabethestevez@miamibeachfl.gov)
DRB Plan Review	Pass	James Murphy (jamesmurphy@miamibeachfl.gov)
CIP Review	Pass	Maria Cerna (mariacerna@miamibeachfl.gov)
Police (CPTED Review)	Not Reviewed	Julio Blanco (kulioblanco@miamibeachfl.gov)
Public Works-LUB Review	Partial Fail	Carey Osborne (careyosborne@miamibeachfl.gov)
DRB Admin Review	Pass	Monique Fons (moniquefons@miamibeachfl.gov)
DRB Zoning Review	Fail	Irina Villegas (ivillegas@miamibeachfl.gov)
Environmental Review	Not Reviewed	Stanley Kolosovskiy (stanleykolosovskiy@miamibeachfl.gov)

Comment Number	Comment	Response	Plan Reviewer
<b>APPLICATION COMMENT</b>			
1	a.Ownership confirmation	City of Miami Beach	JGM
<b>DEFICIENCIES IN ARCHITECTURAL PRESENTATION</b>			
2	a. Proposals appear to fall within the following boundaries: CPS4 (Murano site), CPS4 (state owned triangle)	Location is now revised, entire structure is within FDOT boundaries.	JGM
	b. All drawings must include red dashed property line (Icon Murano), right of way lines for consistent reference. Please make sure 'property line' and 'row line' are used accurately in all locations of site plan.	All lines have been indicated.	JGM
	c. Overhead mesh cage within bridge not required? Is overhead security needed in the form of horizontal elements?	Mesh with 2" openings will be provided between the fins up to 10' height to meet FDOT standards.	JGM
	d. A5-23 Add mini keyplan where section is taken.	Has been added.	JGM
	e. OPTION 1: RAMP private property	Option 1 has been eliminated.	JGM
	f. OPTION 2: ELEVATOR AND STAIR private property	Option 2 has been eliminated.	JGM
	g. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated	FINAL SUBMITTAL has been added with date of April 8, 2019.	JGM
	h. Add narrative response sheet	Narrative response is provided.	JGM

PEDESTRIAN CONNECTOR BRIDGE			
DESIGN/ APPROPRIATENESS COMMENTS			
3	a. Generally, option 1 is preferred option.	Option 3 is selected- see attached.	JGM
ZONING COMMENTS			
4	a. Provide a narrative responding to staff comments.	Narrative response is provided.	JGM
	b. Indicate variances requested in letter of intent including satisfaction of hardship criteria.	N/A	
	c. Width of bridge is missing in all floor plans, elevation, section and detail drawings.	Dimensions have been added.	
	d. Provide details of stairs dimensions.	Dimensions have been added.	
	e. Indicate proposed setbacks from all property lines.	N/A	
	f. Survey provided on architectural set doesn't show property lines on the specific location.	N/A	
	Portion located on northwest lot.		
	g. Parcel owned by the State's Parks and Recreation, as per Dade County properties information. Review and approval from the state will be required.	N/A	
	h. Indicate in survey area of this portion. Lot area does not comply with the minimum lot area of 6,000 sf for CPS-4.	N/A	
	i. Variance from the front setback. Required: 5'-0", Proposed: 0'.	N/A	
	j. Variance from the street side setback. Required: ~9'-9" (8% lot width), Proposed: 0'. (Residential). Provide lot width.	N/A	
	k. Variance from the rear setback. Required: 5'-0", Proposed: 0'.	N/A	
	l. Open space diagram shall be provided. Up to 50% of required open space can be reduced for a fee. Variances from this requirement cannot be requested. See section 142-704.	N/A	
	Portion located on southwest lot		
	m. Show rear property line in survey.	N/A	
	n. Variance from the rear setback. Required: 5'-0", Proposed: 0'. Rear property line shall be indicated on plans and survey.	N/A	
	o. Variance from the street side setback. Required: x'-x" (8% lot width), Proposed: 0'. (Residential). Provide lot width.	N/A	
	p. Variance from the sum of the side setbacks. Required: x'-x" (16% lot width), Proposed: 0'. (Residential). Provide lot width.	N/A	
	q. Open space required shall be recalculated for the property. The elevated walkway count against the required open space for the site. A diagram shall be provided.	N/A	
	r. For option 2, submit FAR drawings of the site showing existing FAR and proposed FAR.	N/A	
	Portion located on 500 block		
	s. Variance from the setback on West Avenue . Required: 20'-0", Proposed: 0'.	N/A	
	t. Variance from the setback on 5th Street. Required: 20'-0", Proposed: 0'.	N/A	
LANDSCAPE COMMENTS			

5	<p><b>PEDESTRIAN CONNECTOR BRIDGE</b></p> <p>a. Revise the rendering to reflect the proposed landscaping/plantings.</p>	Renderings are updated.	
	<p>b. Provide a landscape verge for street tree plantings along the south perimeter of 5th Street to match the proposed street trees along the north perimeter new project area. This may require narrowing the width of the pedestrian bridge section parallel to the street.</p>	Landscape verge for street tree plantings has been proposed along the south perimeter of 5th street.	
	<p>c. Large palms may be used on both sides of the pedestrian bridge and welcome signage with the street trees along the linear sections of both sides of 5th Street, in order to strengthen the gateway entrance to Miami Beach.</p>	Large palms have been proposed on both sides of the pedestrian bridge, along with street trees on the linear sections.	
	<p>d. Understory plantings should be simplified and remain low for views to the architecture as you arrive under the canopy of trees and palms.</p>	Understory plantings have been simplified, and groundcovers are proposed along roadways.	
	<p>e. Consider alternatives to the plain concrete for the pedestrian bridge walking surface such as a color integrated concrete paving design with control joint scoring.</p>	Colored concrete patterns have been added in 3 shades of Grey.	
<b>GENERAL</b>			
6	<p>a. A final zoning determination will be required to assess the review procedure for the parcels of land zoned CPS4 in regards to lot size, open space, FAR, and setback assignment.</p>	N/A	
	<p>b. Or an amendment to the LDRS to allow the utilitarian 5th Street Baywalk Connector Bridge to be installed free of zoning restrictions.</p>	N/A	