

10. A2.9. Parking calculations indicate that 129 spaces will be provided for the units between 550 and 850 SF and an additional 129 spaces will be provided for the units between 851 and 1,250 SF. The sum of those two numbers is greater than the overall number of spaces being provided. Please verify parking calculations.
 - a. **Parking calculations revised**
11. A2.2 & A2.9. Information on zoning analysis and CMB zoning data sheet should coordinate. Parking calculations indicate different numbers of spaces provided.
 - a. **Zoning and CMB zoning date now coordinated**
12. A2.2 Parking. Per FAR limitations, required parking is exempt from counting towards FAR. Per Parking District No. 8, no parking is required for retail uses, however, parking can be provided up to the level required in Parking District No. 1 without counting towards FAR limits. Indicate if provided commercial parking is within the limits provided in Parking District No. 1.
 - a. **Parking is within the limits of District 1.**
13. A3.2 & A3.3 Parking. Parking spaces 53 to 57 and 144 to 148 are only 16' deep where 18 feet are required per Sec. 130-61. -Off-street parking space dimensions. Indicate compliance with this section.
 - a. **Spaces revised to be 18' deep**
14. A3.2 Loading. Demonstrate maneuverability of loading bays on second floor. It appears that the loading bays are encroaching into the driveway area for the ramps to get to the 3rd level. Demonstrate that driveways will have a minimum of 22 feet clear, per section 130-64 to function when loading bays are in use.
 - a. **All driveways have 22' min clearance. See plans for typical dimensions.**
 - i. **Loading bays are outside of 22' drive.**
15. A4.5 Loading. Demonstrate on section that the second level has sufficient clearance for loading to take place. Provide a dimension for floor to ceiling clearance.
 - a. **2nd Level has 10' clear. See elevations and section for 11'-0" floor to floor height**
16. A3.2 Condenser Farm. Provide a floor plan layout of any mechanical equipment located in the condensing farm. Indicate how mechanical equipment will be screened to minimize impacts to neighboring properties and the pedestrian paseo.
 - a. **All mechanical equipment to be set inward towards the center of the roof, and hid by parapets of building**
17. Survey: the survey provided dated 6/10/19: provide on survey total lot area, this number must coordinate with zoning data sheet.
 - a. **Revised survey provided**
18. ZONING LEGEND - A2.8: Expanded and enlarged for legibility, multiple pages needed.
 - a. **Zoning legend enlarged**
19. ZONING LEGEND - A2.8: PB file number missing.
 - a. **File number added**
20. Plans, Zoning Data and FAR Diagrams: Include stairwells on levels 5 to 12 as floor area, for the purposes of calculating FAR. Include hallway on level 4 surrounding the club house as FAR.
 - a. **All stairwells, etc...included in revised FAR calculations**
21. LOI: The height of the building exceeds the "Base Maximum Height" of 125 feet, therefore participation in the Public Benefits Program, pursuant to Section 142-747, is required. The letter of intent indicates that the "expedited development construction" option will be utilized. Should compliance with these requirements not be achieved, a contribution into the public benefits fund will be required. The "expedited development option" should be indicated on zoning data sheet.

- a. **Note added to zoning data sheet.**
- 22. Bicycle Parking: Page A2.3 and A2.9. Bicycle parking calculations are not coordinated. A2.3 shows that required commercial bicycle parking is not being provided. Additionally, the location of short-term and long-term bicycle parking should be provided on the site-plan, consistent with the requirements for each type of bicycle parking, as defined in section 114-1.
 - a. **Parking calculations revised and locations shown on site plan**
- 23. Landscape Plan: L2.2 plans show planters within the clear pedestrian path. The 10-foot-wide clear pedestrian path must not have any obstructions. Landscaping within the clear path (in particular on the north east corner) should be relocated.
 - a. **All planters removed from clear pedestrian path**
- 24. A3.1 Ground Level Plan. The clear pedestrian path should continue into the 70th Street Frontage. Within the 70th Street Frontage, only 5 feet must remain clear adjacent to the property line, with the expectation that the additional 5 feet will be provided in the future on the adjacent property. The 5-foot portion of the 70th Street Frontage that is not within the clear pedestrian path could be activated; for example, with outdoor café seating.
 - a. **Provided.**
- 25. A3.1 Ground Level Plan. It is essential to have windows and doors from the retail establishment facing the 70th Street Frontage so that it can become activated. The frontage must comply with requirements for 70% clear transparent glass.
 - a. **70% clear glass provided.**
- 26. A3.1 Ground Level Plan. A shade structure shall be provided along the 70th Street Frontage consistent with Section 142-745(a) 8) c.
 - a. **Shade structure provided.**
- 27. Landscape Plan: L2.2 show hardscape for the 70th Street Frontage. It should be consistent with the hardscape throughout the site.
 - a. **See landscape plans**
- 28. School Concurrency: Per our email sent on 12/19/20: The application to the school board must be revised due to the increase of units (see emails below), there will be a fee for this that needs to be paid as soon as possible, please send the check to the School Board, attention to Ivan Rodriguez.
 Payee: Miami Dade County Public Schools
 Amount: \$302
 Include applicant's name on the check memo: North Beach Town Center Development, LLC.
 Without the school board process in place the application cannot be approved by any of our boards, please note that the School Board will be closed over the next two weeks.
 - a. **Noted.**
- 29. Provide a Narrative responding to these comments with any resubmittal.
 Please provide the above information for Final submittal (CSS and Paper) by December 30, 2019 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.
 The official application is what is submitted in CSS 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 CSS at final submittal.
 Staff will review this Final submission and issue a notice to proceed on January 07, 2020. The final fees

will be due by January 09, 2020.

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.

a. Narrative provided.

2. Planning Admin Review – Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: December 20, 2019

ust Upload Application Form.

The following fees are outstanding (tentative) and will be invoiced by January 7th.

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 1,480

Total Outstanding Balance = \$ 3,250

NOTE: All fees MUST BE PAID by January 9 or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than December 30th 12:00pm Final Paper submittal deadline:

- 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.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- 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.
- 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 15MB).

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

a. Noted. All to be provided accordingly.

3. Transportation - LUB Review - Under Review Firat Akcay Ph: email: Firatakay@miamibeachfl.gov

Plan Review Version: 1 Date Received: 09/04/2019 Date Completed: 09/13/2019

4. Transportation - LUB Review - Not Reviewed irat Akcay Ph: email: Firatakay@miamibeachfl.gov

5. Planning Department Review – Fail Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

SUBJECT: PB 19-0303 – 6988 Abbott Avenue

Staff First Submittal Review Comments:

Comments Issued: September 13, 2019 | AG - RAM

Only 3 electronic files were submitted on 09/03/2019 first submittal, there are other old files including DRB files that are old or not related to PB submission, it is difficult to review not knowing which file is current or not, for final submittal please resubmit everything that was requested on your checklist and the revised files that are addressing the comments below.

Please note that DRB Plans and PB plans must coordinate otherwise the application cannot move forward.

1. Provide Check list
 - a. **Provided**
2. Letter of Intent : Please address the letter of intent only to our director Thomas Mooney, not to James Murphy, he is not part of Planning Board Staff.
 - a. **To be provided by ownership**
3. Letter of Intent : The LOI can include a summary of the operational plan but what is submitted is insufficient, the operational plan should be a separate and complete document addressing all the requirements per Item #36 from your checklist. This is essential for Planning Board Review.
 - a. **To be provided by ownership**
4. LOI – Review Criteria for sea level rise and resiliency review criteria per section 133-50: incomplete/insufficient, this is a brand-new project that should address most of the criteria, answering not applicable is not enough, if the project is not addressing criteria state that or the reasons why is not addressing the specific criteria.
 - a. **Criteria addressed by establishing freeboard height o be plan for future sea level and street raising. All windows to be impact resistant. Resilient landscape to be provided. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land. all critical mechanical and electrical systems shall be located above base flood elevation. water retention systems shall be provided.**
5. LOI – Review Criteria for Conditional Use. Section 118-192 (a)(1)-(7): Incomplete/insufficient, provide suitable answers for all the criteria, responding “ see architectural plans ” is not acceptable for criteria 1,3 & 6 . Responding “not applicable” for criteria 2,4, is not acceptable, explain why is not applicable.
 - a. **The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.**
6. LOI – Review Criteria for structures over 50,000 SQ.FT. Section 118-192.b.(b) (1)-(11): Responding “not applicable” for criteria 6,9 is not acceptable, this should be also addressed in the operational plan.
 - a. **Noted. To be provided by owner**
7. Survey: Missing, provide electronic version of original signed and Sealed (item 8 from checklist)
 - a. **To be provided.**
8. Plans, Zoning Data and FAR Diagrams: FAR diagrams are showing a different number from Zoning Data sheet, please revise, all numbers showing on plans, FAR diagrams and zoning Data must coordinate. Enlarge FAR diagrams (2 or 3 page), use multiple sheets. Include overall roof plan to ensure roof deck levels counting FAR correctly.
 - a. **All sheets coordinated accordingly.**
9. Plans, Zoning Data and FAR Diagrams: proposed areas for retail, residential and office use are showing different numbers from GSF diagrams, A1.03, A3.01.
 - a. **All numbers revised accordingly**
10. Plans, Zoning Data: The height of the building exceeds the “Base Maximum Height” of 125 feet,

therefore participation in the Public Benefits Program, pursuant to Section 142-747, is required. Identify how compliance with the Public Benefits Program will be achieved.

a. to be provided by owner

11. Plans, Zoning Data, Loading Diagrams: The zoning data sheet indicates that six (6) loading bays are required for retail uses. Per the use calculations, 54,245 square feet of retail are provided. Per section 130-101, for retail uses over 40,000 but not over 60,000 square feet, four (4) loading spaces are required. Verify that retail and/or loading space requirements are correct to ensure that the accurate amount of loading is provided, as it may impact FAR calculations.

a. 6 loading bays include residential use. Revised accordingly.

12. Landscape Plan: "Pedestrian clear zone" is indicated as 8 feet wide on page L5. Per section 142-745 (a)(3), a minimum "clear pedestrian path" of 10 feet is required.

a. 10 feet provided

13. School Concurrency: please contact the School Board, provide to them the documentation requested to begin the proportionate mitigation agreement, without this process the application cannot be place on the DRB and PB Agenda.

a. noted.

14. Please provide a narrative response to these comments.

a. Provided.

For the Planning Board November 19, 2019 meeting, please provide the above information for Final submittal (CSS and Paper) by September 20, 2019 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

The official application is what is submitted in CSS 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 CSS at final submittal. Staff will review this Final submission and issue a notice to proceed on September 30, 2019. The final fees will be due by September 30, 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.

6. Planning Admin Review – Fail Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: September 13, 2019

he following fees are outstanding (tentative) and will be invoiced by September 30th.

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 1,480

Total Outstanding Balance = \$ 3,250

NOTE: All fees MUST BE PAID by October 2 or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than September 20th 12:00pm Final Paper submittal deadline:

- 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.
 - One (1) original signed, sealed and dated Survey.
 - Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
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 - 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 15MB).
- NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

MUNICIPAL COMMENT RESPONSES

Project	<u>Aria</u>	Job No.	20191129
Municipality	<u>City of Miami Beach</u>	Date	27 Dec, 2019
Permit No	<u>PB19-0303</u>	Review:	20 Dec, 2019

Planning Comments – Revision 2

Discipline	Comment	Response
Planning	L2.2 plans show planters within the clear pedestrian path. The 10-foot-wide clear pedestrian path must not have any obstructions. Landscaping within the clear path (in particular on the north east corner) should be relocated.	Noted, please refer to sheet L2.2 to show clear 10' wide clear pedestrian path.
Planning	L2.2 show hardscape for the 70th Street Frontage. It should be consistent with the hardscape throughout the site.	Noted, hardscape has been included for the paseo on 70 th to match throughout.