

5333 Collins Avenue
NARRATIVE RESPONSE CHART
July 30, 2021

Item	Comment	Response	Reference Sheet Number
A) Planning Department Review (Alejandro Garavito- agaravito@miamibeachfl.gov)			
1.	Application: Include PB File Number	Acknowledged	
2.	LOI: Include this application PB file number under the Re.	Acknowledged	
3.	LOI: provide description of any variance requested, this also should be reflected on zoning data page.	There are no variances being requested as part of this application.	
4.	Plans: should be setup to 11x17 as required on the checklist, please print, and review the line weights, text size, scales. Note that we are requesting printed sets for final submittal and they should be legible. The text right now is too small when printed on 11 x 17.	Acknowledged will update text size throughout set to improve legibility.	
5.	All DRB comments should be addressed and PB sets should coordinate.	Acknowledged.	
6.	A101: increase font size for parking numbering labels.	Acknowledged will update text size throughout set to improve legibility.	
7.	A-100.A and A-101.A: number and label each and all parking spaces, this should coordinate with chart provided.	Acknowledged, refer to updated sheets A-101, A-100.A, and A-101.A for numbered parking spaces.	A-101, A-100.A, A-101.A
8.	Provide on zoning data, existing and proposed number of units.	Acknowledged, refer to updated zoning data sheet for existing and proposed number of units.	A-004
9.	Check list item 11g missing. Provide FAR diagrams, these should coordinate with Zoning Data page.	Acknowledged, refer sheets A-009, A-010 to for the FAR diagrams that correspond to Zoning Data sheet.	A-009, A-010
10.	Check list item 11g provide floor plans.	Refer to sheets A-101, A-102, A-103, A-104, A-105, A-106 for updated floor plans.	A-101, A-102, A-103, A-104, A-105, A-106
11	Provide a detailed section showing that the proposed garage and mechanical parking complies with the minimum floor to ceiling height requirements, provide dimensions. (section is showing 11'-4" which does not comply).	Acknowledged, refer to Sections on sheets A-310, A-311, and A-312 complying with minimum ceiling height requirements.	A-310, A-311, and A-312

12.	Check list item 38a missing, provide a complete operational plan as a separate document, in addition, include how the mechanical lifts singles and tandem as shown on the plans will work and operate.	Please see operational plan enclosed as Exhibit 1 to the LOI.	
13.	<p>13. Critical issue: The traditional parking plan is insufficient. Without this, the application cannot move forward. What is shown may require requires variances. Schematic plans are needed for all levels: at least one section and one elevation that show compliance with height, setbacks, FAR diagrams, zoning data and parking requirement calculations. Provide this on a separate set of drawings; it has to be the same program in terms of areas and parking requirements of the project with mechanical parking with no variances required.</p> <p>Comply with 130-38 (3) (c) requirements: (c) Projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements.</p> <p style="padding-left: 40px;">(i) Projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements shall prepare <u>schematic floor plans</u> prior to site plan review by the applicable land use board.</p> <p>Two sets of schematic floor plans shall be required: 1. One set of schematic plans sufficient to show the proposed development project with accessory and main use off-street parking requirements satisfied by <u>traditional, nonmechanical means</u>, meeting all aspects of the design standards for parking spaces required</p>	Refer to alternate traditional non-mechanical parking drawings. No variances are being requested in this application.	A-004.A, A-100.A, A-101.A, A-102.A, A-103.A, A-104.A, A-105.A, A-106.A, A-201.A, A-202.A, A-301.A

	<p>in article III of chapter 130, and other provisions of these land development regulations, and requiring no variances from these provisions; and</p> <p>2. A second set of schematic plans, sufficient to show the same proposed development project, utilizing <u>mechanical parking devices</u>, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements.</p> <p>The first set of schematic plans shall be reviewed by planning department staff for zoning compliance prior to the site plan review hearing by the applicable land use board. This first set of schematic plans may include one level of below-grade parking spaces, provided such below grade spaces are within the confines of the subject development site and are not located below city property, adjacent private property that is not part of the development site or any rights-of-way. If it is determined that these schematic plans meet the requirements of the design standards of the city Code, then the total number of parking spaces shown on the plans shall be noted. Henceforth, the project may proceed to site plan approval based on the second set of plans, using mechanical parking.</p> <p>However, if the first set of schematic plans includes below grade parking spaces, at least 50 percent of the number of below grade parking spaces shown in the first set of plans must be located below grade in the second set of plans utilizing mechanical parking. Further, the allowable residential density, and the intensity of the uses permitted for the proposed project, shall not exceed that which would have been permitted using the number of parking spaces noted on the first set of plans</p>		
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	using traditional parking. No variances from these provisions shall be permitted.		
14.	Electronic files should not exceed 15 MB	Acknowledged, will comply.	
15.	Provide a narrative response.	Acknowledged, will comply.	
(B)Landscape Comments (Enrique Nunez)			
1.	Refer to the Chapter 126 landscape ordinance minimum requirements.	Acknowledged, will comply.	
2 .	Provide completed landscape plans (planting design is missing).	Acknowledged, refer to sheets LD-003, LD-004, LD-004.1 for requested information.	LD-003, LD-004, LD-004.1
3.	Provide a completed landscape legend form "provided" column.	Acknowledged, refer to sheets LD-004.2 for requested information.	LD-004.2