

RESPONSE TO CMB STAFF "FIRST SUBMITTAL" COMMENTS- DRB21-0664/ 3900 ALTON ROAD

Department	Status	Reviewer
DRB Zoning Review	Not Reviewed	Manuel Sanchez (manuel.sanchez@miamibeachfl.gov)
POLICE	Not Reviewed	
Public Works- LUB Review	Pass	Aaron Osborne (aaronosborne@miamibeachfl.gov)
DRB Plan Reivew	Fail	Fernanda Sotelo (fernandasotelo@miamibeachfl.gov)
Planning Landscape Review	Fail	Ricardo Guzman (RicardoGuzman@miamibeachfl.gov)
Transportation LUB Review	Pass	Firat Akcay (firatakay@miamibeachfl.gov)
Urban Forestry Group Review	Partial Fail	Omar Leon (OmarLeon@miamibeachfl.gov)
DRB Admin Review	Fail	Monique Fons (moniquefons@miamibeachfl.gov)
DRB Zoning Review	Fail	Irina Villegas (ivillegas@miamibeachfl.gov)

Comment Number	Comment	Response	Plan Reviewer
APPLICATION COMPLETENESS			
1.A	Please provide WORD Document of legal description	On CD. Legal description of development site, which includes Parcel B (with FDOT parcel) but excludes Parcel A (Talmudic Site), provided in Word format.	Fernanda Sotelo
1.B	Applicant provided letter noting land agreement with FDOT; CMB Legal department is reviewing the letter and will advise if any additional documentation is needed.	On 4/30/21, Assistant City Attorney Nick Kallergis requested a revision to FDOT consent letter. On 5/7/21, we provided an updated consent letter from FDOT to Nick Kallergis signed by District 6 Secretary, Stacy Miller. Consent letter signed by FDOT District 6 Secretary is included with Final Submittal Application.	Fernanda Sotelo
ARCHITECTURAL PRESENTATION			
2.A	Verify Zoning Data Sheet FAR: From Survey, lot area: FDOT Parcel 17,680, 4000 Alton 81,565 and Talmudic 49,083 = 148,323/ 2.0 FAR = 296,656 SF	Zoning data verified and updated to be consistent with survey. Parcel B, which comprises the development site, possesses 99,245 SF (81,565SF + 17,680SF), which results in 198,490 SF FAR (99,245 x 2.0). The project proposes 197,780 SF of FAR where 198,490 is permitted.	Fernanda Sotelo
2.B	Provide an enumerated parking plan in all floors.	Enumerated plans added. See sheets A1-01 & A1-02	
2.C	Provide existing conditions drawings	Existing Conditions sheet added. See sheet A0-09	Fernanda Sotelo
2.D	FAR Drawings –for building permit; FAR of Talmudic site will be required.	Noted	Fernanda Sotelo
2.E	Provide a grading plan showing compliance with maximum elevation in required yards.	See sheets A1-01 & A1-02	Fernanda Sotelo
2.F	Roof plan, provide full details; if accessible deck and structures are planned; resubmit for September DRB Agenda*	See sheet A1-06	Fernanda Sotelo
2.G	Detail of north facing stair tower needed; what is the materiality?	See sheet A2-02. Architectural stucco with reveals	Fernanda Sotelo
2.H	Provide details at ground level elevations	See sheet A2-08	Fernanda Sotelo
2.I	A3.1 – to show comply with Section 142-216 (2)e.; under towers; dimension from bfe plus 1. to underside of level 1 garage.	Complies. See sheet A3-00	Fernanda Sotelo
2.J	Building ID sign is not allowed in RM-2, "41" must be removed.	Signage removed	Fernanda Sotelo
2.K	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	Added	Fernanda Sotelo
2.L	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted	Fernanda Sotelo
DESIGN RECOMMENDATIONS			

3.A	Central portion of north elevation, with window bands, needs more refinement – more interest. Redesign the north elevation.	See sheet A2-02. North elevation redesigned to provide more architectural interest in the form of stucco with revelas And angular fenestration.	Fernanda Sotelo
3.B	North Elevation, stair tower needs more architectural interest	See sheet A2-02	Fernanda Sotelo
3.C	Ground Floor and garage / podium needs to be redesigned; blank walls of stripes; introduce green walls or attached sculptural elements to provide some movement and break up the relentlessness of the striped walls.	See sheet A2-05. Design of garage/podium revised to include stucco with angular vertical striping that breaks up massing of podium.	Fernanda Sotelo
DRB ZONING REVIEW			
1	Survey must show all existing structures on the property including the northern parcel.	Revised	Irena Villegas
2	Grade indicated on survey at the center of the property, approximately where the 2 parcels join is 6.03' NGVD. Revise grade in zoning information.	Revised	Irena Villegas
3	Clearly indicate typical parking dimensions.	See sheet A3-05	Irena Villegas
4	The maximum projection for balconies on the south side yard is 7'-6" (50%) at tower level on level 5.	Projections have been revised	Irena Villegas
5	Level 1 parking shall comply with 12'-0" from BFE+1 (9.0' NGVD) to the underneath of the floor slab of level 2 above. Provide a section drawing showing compliance.	Complies. See sheet A3-00	Irena Villegas
6	Parking calculations shall be revised at the time of the building permit. Floor plans of the existing structure and uses in the north parcel shall be included in calculations. Loading calculations for the north parcel shall also be included.	Noted	Irena Villegas
7	Low level parking floor plan indicates a finish floor of 6.0' and the section drawing on page A3-03 indicates an elevation of 5.93'. Please clarify.	Corrected. See sheet A3-03	Irena Villegas
8	Maneuvering of the loading onto the play court shall be approved by transportation. Staff would recommend removing the play court on the north parcel.	See transportation	Irena Villegas
9	Bldg id sign of 41 not allowed. Page A2-06.	Signage removed	Irena Villegas
10	Provide a detailed roof plan. If structures are proposed at the roof level, the application shall resubmit for the September meeting.	See sheet A1-06	Irena Villegas
11	Provide an enumerated plan showing counting of parking spaces.	Enumerated plans added. See sheets A1-01 & A1-02	Irena Villegas
URBAN FORESTRY GROUP REVIEW			
1.A	Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction as indicated in the city code.	A tree protection barrier detail has been added to sheet TD-01. Tree protection fence location and extent has been added to required trees and palms on sheet L-02.	Omar Leon
1.B	In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Arborist or Registered Consulting Arborist shall be submitted for the mature tree on site with a DBH greater than 12 inches.	Included	Omar Leon
1.C	Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review, inspection, and approval of the City Urban Forester.	A tree protection barrier detail has been added to sheet TD-01. Tree protection fence location and extent has been added to required trees and palms on sheet L-02	Omar Leon
1.D	Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the city Urban Forester prior to any tree work.	The following note has been added to the planting notes on sheet L-04: (Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the city Urban Forester prior to any tree work.)	Omar Leon
1.E	Any tree non specimen tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed structure, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. Any specimen tree identified to be in moderate to good overall condition shall be retained and protected in their current location. Site design shall be altered to retain specimen trees if identified by the Urban Forester to be of value to the city's urban forest. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree removal / Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.	In accordance with Section 46-64 of the Code, the Applicant is consulting with an arborist to explore opportunities for preservation or relocation of the specimen trees located on the FDOT parcel to the extent that such measures allow for the scope and intent of the proposed design to remain unchanged. The irregular site conditions, particularly on the FDOT parcel, create confining conditions for any alternatives that are consistent with the scope and intent of the proposed design	Omar Leon

1.F	Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movements of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.	A tree protection barrier detail has been added to sheet TD-01. Tree protection fence location and extent has been added to required trees and palms on sheet L-02.	<i>Omar Leon</i>
1.G	The utilization of root barriers, structural soils, and suspended pavement as applicable, shall be clearly delineated on the revised landscape plan.	The extend of structural soil required has been indicated on sheet L-02 and relevant details have been added to sheet L-04.	<i>Omar Leon</i>
PLANNING LANDSCAPE REVIEW			
1	A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on rooftop.	A raised planter guying detail has been added to sheet L-4. A note indicating that a permanent tree bracing / support system shall be provided for all trees and palms proposed on the pool deck has been added to sheet L-3.	<i>Ricardo Guzman</i>