

RESPONSE TO PLANNING DEPARTMENT "FINAL SUBMITTAL" COMMENTS- DRB21-0664/ 3900-4000 ALTON ROAD

Department	Status	Reviewer
PLANNING DEPARTMENT	Continuance to a future meeting date.	Thomas R. Mooney, AICP Planning Director

Comment Number	Comment	Response	Plan Reviewer
COMPLIANCE WITH DESIGN REVIEW CRITERIA			
1	The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways. <b>Satisfied</b>		Thomas R. Mooney
2	The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices. <b>Satisfied</b>		Thomas R. Mooney
3	The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project. <b>Satisfied</b>		Thomas R. Mooney
4	The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252. <b>Partially Satisfied; Some further refinement of the exterior building surfaces and architectural elements is required in order to visually break down the massing of the building volume.</b>	See sheets A2-05 A, A2-05 B, A3-03,A4-04 & A4-05. We further refined the design by adding all glass railings. The garage/podium detail is more dynamic - has architectural fins with movement at the entrance ramp leading to the porte cochere. Also, a break/void was added to the tower (adjacent to the core) to further reduce the massing	Thomas R. Mooney
5	The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans. <b>Satisfied</b>		Thomas R. Mooney
6	The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties. <b>Partially Satisfied; See No. 4 above.</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
7	The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors. <b>Not satisfied; See Nos. 4 &amp; 6 above.</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
8	Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site. <b>Not satisfied; The proposed 30 foot driveway within the front yard is excessive and should be reduced.</b>	See sheet A1-01. Driveway reduced to 22 ft	Thomas R. Mooney

9	Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night. <b>Not Satisfied; Additional details are required in order to ensure that any lighting does not have a negative impact on adjacent properties.</b>	Noted. To be addressed.	Thomas R. Mooney
10	Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design. <b>Satisfied</b>		Thomas R. Mooney
11	Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas. <b>Satisfied</b>		Thomas R. Mooney
12	The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s). <b>Not Satisfied; See No. 4 above.</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
13	The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project. <b>Satisfied</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
14	The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers. <b>Satisfied</b>		Thomas R. Mooney
15	An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s). <b>Not Satisfied; See No. 4 above.</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
16	All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest. <b>Satisfied</b>	See sheets A2-05 A, A2-05 B, A3-03, & A4-06	Thomas R. Mooney
17	The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties. <b>Not satisfied; The proposed loading is visible from adjacent roadways. It must be fully enclosed in order to comply with Section 130-101 of the City Code.</b>	See sheet A1-01. Loading fully enclosed.	Thomas R. Mooney
18	In addition to the foregoing criteria, subsection [118-]104(6)(t) of the City Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way. <b>Not Applicable</b>		Thomas R. Mooney
19	The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable. <b>Satisfied</b>		Thomas R. Mooney
COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA			
1	A recycling or salvage plan for partial or total demolition shall be provided. <b>Not Satisfied; a recycling or salvage plan shall be submitted at permitting.</b>	Noted	Thomas R. Mooney
2	Windows that are proposed to be replaced shall be hurricane proof impact windows. <b>Satisfied</b>		Thomas R. Mooney
3	Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. <b>Satisfied</b>		Thomas R. Mooney
4	Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code. <b>Satisfied</b>		Thomas R. Mooney

5	The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
6	The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
7	In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
8	Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard. <b>Not Applicable</b>		<i>Thomas R. Mooney</i>
9	When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
10	In all new projects, water retention systems shall be provided. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
11	Cool pavement materials or porous pavement materials shall be utilized. <b>Satisfied</b>		<i>Thomas R. Mooney</i>
12	The project design shall minimize the potential for a project causing a heat island effect on site. <b>Satisfied</b>		<i>Thomas R. Mooney</i>