

**Plan Address:** 411 Michigan Ave, Miami Beach, FL 33139-6509  
**Applicant:** SOFI Owner, LLC  
**Applicant Address:** 55 E. 59<sup>th</sup> Street, Floor 24  
 New York, NY 10022

**Architect:** CUBE 3, LLC  
**Architect Address:** 111 SW 3<sup>rd</sup> St., Floor 4, Miami, FL 33130

**Date:** 29 November 2021

### **Checklist Comments Report – Response**

**Reviewer (s):** Alejandro Garavito

**Comments:** City Comments issued 11/04/2021  
 Re-submitted with responses on 11/15/2021  
 Re-submitted without responses on 11/29/2021

**Project Name:** 411 Michigan Ave

### **Plan Version 5 Corrections Report Response (PB21-0469)**

**#1** **Status: Met - per comments received on 11/04/21**  
*Provide a narrative response when addressing the following comments with page(s) location if applicable.*

**Cube 3 Response:** Confirmed

**#2** **Status: Met - per comments received on 11/04/21**  
*Staff is still concerned about the proposed site plan. The narrow driveway (13-3") that is proposed with two-way traffic, as well as the space on the ground floor in front of the triple height mechanical parking lifts does not provide enough room to queue and maneuver with rush hour parking volumes. This will likely cause traffic to spill onto Michigan Avenue. This is also a concern from Transportation Department.*

**Cube 3 Response:** Driveway will now only be 1 way and exit only on to Michigan Avenue. Plans note 2 elevator lifts/elevators which help ease queuing. Please see traffic consultant submitted documents.

**#3** **Status: Met - per comments received on 11/04/21**  
*Per Narrative submitted: "we are focusing on adaptive re-use of the existing foundation", staff supports this idea but modifying portions of the existing foundation will improve the site plan and address many comments from traffic and operations.*

**Cube 3 Response:** Previous pavers on the private drive and additional landscape areas on the main building podium and in front of the historic home have been added to improve the site plan. We have also added additional resilient measures such as a green roof and green walls on the new parking structure, and reduced the parking structure's overall size. Please see traffic operational plan for revised studies per staff meetings.

- #4** **Status: Met - per comments received on 11/04/21**  
*Per Narrative submitted: "we propose to change the alley from one-way southbound to two-way south bound" staff does not support this, in addition this will require the approval from other departments and the County.*  
**Cube 3 Response:** Alleyway will remain 1 way southbound. Please see traffic consultant submitted documents.
- #5** **Status: Met – not met per comments received on 11/04/21**  
*Comment not addressed: Required Loading spaces: provided a detailed plan indicating how on-street loading will take place, and per section 130-101 (D) that needs to be approved by the Parking Department. Please contact this department and provide written approval.*  
**Cube 3 Response:**  
 Further coordination is required with the city to address this comment. There is a loading space adjacent to the alley on page A3.1.
- #6** **Status: Met - per comments received on 11/04/21**  
*Provide Section marks on the site plan and all floor plans, marks should coordinate with the actual sections submitted, the key plans provided on sections are not sufficient.*  
**Cube 3 Response:** Acknowledged. Please see revised site and floor plans to show accurate section marks.
- #7** **Status: Met - per comments received on 11/04/21**  
*A4-1 and A4-3 show the same elevation, revise.*  
**Cube 3 Response:** Acknowledged. Please see revised elevations on page A4.7-A4.10.
- #8** **Status: Met - per comments received on 11/04/21**  
*East elevation should show the wall finish for the mechanical parking structure.*  
**Cube 3 Response:** Please see revised east elevation on page A4.3. We are proposing a green wall at the solid mechanical parking structure. The walls must remain solid for fire rating purposes and noise control for the neighbors.
- #9** **Status: Met - per comments received on 11/04/21**  
*A4.5 south and east elevation of the mechanical parking should incorporate a decorative finish not a plain stucco wall.*  
**Cube 3 Response:** An additional landscape element has been added to provide cover over the designed wall with dense vines and Bougainvillea. Fire rating standards require a solid wall in that location, and we are using the solid wall to reduce noise impacts for the neighbors. Please see page A4.3, A4.5, and A4.6 rendered elevations of the parking structure.
- #10** **Status: Met - per comments received on 11/04/21**  
*Previous comment #18 narrative answer mentions that there is an outdoor retail mezzanine, which is not labeled on the plans, additionally outdoor retail is prohibited. The amenity fitness should provide the area in SF.*  
**Cube 3 Response:** Please see revised amenity fitness square footage note on A3.4. We have removed the retail designation from the outdoor area at the mezzanine. It is now an outdoor terrace.

- #11** Status: Met - per comments received on 11/04/21  
*Previous comment #19, narrative answer refers to pages A2.6-A2.9 that do not address this comment.*  
*Version 3 Comment #19: Parking calculations are not clear and accurate. There are two different categories: office or office building and retail parking. What is 2,904 SF for? Is it retail? What is the use of this line*  
Cube 3 Response 10/15/21: The package was revised so that CMB Zoning sheets are now the only zoning sheets shown. On the ground floor of the office building, there is 2,904 SF of space delegated to the "Office" building as the Lobby, meaning 10 parking spaces are required to serve this 2,904 SF of "Office" building space on the ground floor. Please see pages A2.6-A2.9 for clarification on square footages.  
Cube 3 Response: Acknowledged. The revised parking calculations can be seen on page A2.2.
- #12** Status: Met - per comments received on 11/04/21  
*A3.3 provide numbers/labels for the parking spaces with mechanical lifts.*  
Cube 3 Response: Acknowledged. Please see revised A3.3 for numbered spaces.
- #13** Status: Met - per comments received on 11/04/21  
*Alternate parking scheme plans: Enlarge parking numbers, it is not legible.*  
Cube 3 Response: Acknowledged. Please see revised alternate parking scheme plans.
- #14** Status: Met - per comments received on 11/04/21  
*A.4.15 east elevation is incorrect*  
Cube 3 Response: Acknowledged. Please see revised pages A4.19-A4.22 for Alternate Parking Elevations.
- #15** Status: Met - per comments received on 11/04/21  
*A4.16 west elevation is incorrect, it is showing the east elevation and the mechanical parking structure is showing, this should be removed.*  
Cube 3 Response: Acknowledged. Please see page A4.19 where this structure has been removed.
- #16** Status: Met - per comments received on 11/04/21  
*CMB zoning data sheet is incomplete, parking requirements are insufficient.*  
Cube 3 Response: Acknowledged. Please see revised A4.24 for breakdown of parking calculations for the parking breakdown of the alternate parking scheme, and page A2.2 for proposed parking breakdown.
- #17** Status: Met - per comments received on 11/04/21  
*Parking calculations: the parking calculations are insufficient, as previously requested, a separate chart shall be providing with a break down calculations, show how was the calculations done, areas per use, use subtotals for ground floor and levels 2-5.*  
Cube 3 Response: Acknowledged. Please see revised A4.24 for the alternate parking scheme's parking calculations and page A2.2 for proposed project parking breakdown.
- #18** Status: Met - per comments received on 11/04/21

*Parking reductions: clarify parking reductions calculations, provide number of parking spaces credited for each class of reduction and how did you do the calculation for each class. Provide location and drawing page of any reduction item, the 9-carpool vanpool parking, 6 scooter parking, and 3 showers. These should be clearly noted on plans.*

**Cube 3 Response:** All of the parking reduction items are on the plans and listed as follows: Please see revised A2.2 for breakdown of parking and reduction calculations on the right side of the page. There are 5 electric vehicle parking spaces labeled 'EV' on page A3.2 (2 spaces -upper left) and A3.3 (3 spaces -bottom right). There are 25 long term bicycle parking spaces on page A3.2 (left). The carpool / vanpool parking is labeled 'carpool' on page A3.3 (bottom right). The 3 scooter/moped/motorcycle parking spaces are on page A3.3 in dashed lines at the upper right side of the property, north of the valet drop off / pick up. The showers are on page A3.2 on the right of the page.

**#19** **Status: Met - per comments received on 11/04/21**

*Basement level is now showing bathrooms and showers, drawing is not legible, correct this and label these spaces.*

**Cube 3 Response:** Acknowledged. Please see revised A3.2 for legible plans and revised basement bathroom showers and labeled spaces.

**#20** **Status: Met - per comments received on 11/04/21**

*A3.8 remove note with SF areas on the NW corner.*

**Cube 3 Response:** Acknowledged. Please see revised A3.8.

**#21** **Status: Met - per comments received on 11/04/21**

*Transportation Department comments and HPB comments must be addressed; HPB and PB plans must coordinate. These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project. Please provide the above information for Final submittal by November 29, 2021 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Monique Fons.*

**Cube 3 Response:** Confirmed.