

PLAN CORRECTIONS REPORT (DRB22-0793)

PLAN ADDRESS: 4300 Alton Rd Miami Beach, FL 33140-2800	PARCEL: 0232220110360
APPLICATION DATE: 01/26/2022	SQUARE FEET: 0
EXPIRATION DATE:	DESCRIPTION: New West-Campus Parking Garage
VALUATION: \$0.00	

CONTACTS	Name	Company	Address
Applicant	wesley hevia	Akerman LLP	98 Se 7Th Street Suite 1100 Miami, FL 33131

Submittal Intake	Version: 2	Date Received: 02/16/2022	Date Completed: 02/24/2022
1. DRB Plan Review - Fail		Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov	
Comments: Staff First Submittal Comments	FSC	2/25/22 Design Review Board	

Final Submittal & Formal Submittal (CSS): 03/07/22
 Notice to proceed issued: 03/14/22
 Agenda finalized & all fees paid by: 03/16/22
 Tentative HPB meeting agenda date: 05/03/22

Draft Notice:
 DRB22-0793, 4300 Alton Road – Mount Sinai Medical Center. An application has been filed requesting Design Review Approval for the construction of a new six (6) story parking garage located within the western portion of the Mount Sinai Campus.

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

RESPONSE: Application is now Complete.

2. ARCHITECTURAL REPRESENTATION
- a. Provide Cost Estimate in LOI or under separate cover.
 - b. Include CMB Zoning Data Sheet
 - c. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
 - d. Final submittal drawings need to be DATED, SIGNED AND SEALED.

RESPONSES: Cost estimate sent to M. Fons and L. Bueno by W. Hevia in e-mail dated 3/6/22. CMB Zoning Data Sheet is now included in architectural plans set. Final Submittal and DRB file number was added to architectural plans set. As per conversations with M. Fons and M. Belush, final submittal drawings are dated, signed, and sealed electronically.

3. DESIGN COMMENTS

- a. Refer to comments posted by M. Belush

RESPONSE: Applicant team made significant revisions to façade curvature, surface area, etc., and met with M. Belush on 3/2/22 to discuss his comments and applicant's proposed changes in response to his comments. Those changes are reflected in this Final Submittal. Applicant will also provide additional information and presentations regarding the façade at or prior to the DRB hearing(s).

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.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

RESPONSE: Noted. Electronic files will be in proper format and will use proper nomenclature.

2. DRB Zoning Review - Fail

Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov

Comments: General Correction

RESPONSE: See response to "Design Comments" by M. Belush above.

3. DRB Admin Review - Fail

Monique Fons Ph: email: moniquefons@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 2/25/22

LABEL DOCUMENTS ARE MISSING AND MUST BE UPLOADED FOR FURTHER REVIEW

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 3/14/22

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 3/16/22

RESPONSE: Cost estimate sent to M. Fons and L. Bueno by W. Hevia in e-mail dated 3/6/22.

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 3/7/22, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- 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. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of 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.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 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 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- NO COPIES NEEDED AT THIS TIME FOR DRB ONLY

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.
(Attn: Planning Department – Monique Fons / Lizbeth Bueno)

Please email label documents in excel format.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov
lizbethbueno@miamibeachfl.gov

RESPONSE: Noted. Excel version of labels sent to M. Fons and L. Bueno by W. Hevia in e-mail dated 3/6/22.

4.	Planning Landscape Review - Pass	Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
Submittal Intake		Version: 1
Date Received: 02/01/2022		Date Completed: 02/10/2022
5.	Environmental Review - Fail	Meagan Rivera Ph: email: meaganrivera@miamibeachfl.gov
Comments:		
Sustainability:		
* Sustainability & Resiliency Ordinance No. 2016-3993: all new construction over 7,000 sqft are required to be LEED Gold or Living Building Challenge certified. http://www.mbrisingabove.com/wp-content/uploads/2016-3993-Ordinance.pdf		
* Urban Heat Island Ordinance No. 2019-4252: roof is required to be sustainable roof, per the definition (white, solar, blue, green, metal), other requirements: http://www.mbrisingabove.com/wp-content/uploads/Ordinance-2019-4252.pdf		
* Electric Vehicles - Ordinance No. 2016-3988 Please add our minimum EV parking spaces and charging stations standards below, per EV parking policy:		
1. Electric vehicle parking spaces shall be painted green, or shall be marked by green painted lines or curbs. o 2% of the required parking spaces shall be reserved for the exclusive use of electric vehicles.		
2. Each electric vehicle parking space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration.		
3. Each electric vehicle charging station shall be equipped with a sign that includes the following information: (i) voltage and amperage levels, (ii) any applicable usage fees, (iii) safety information, and (iv) contact information for the owner of the charging station, to allow a consumer to report issues relating to the charging station.		
4. Electric vehicle charging stations shall contain a retraction device, coiled cord, or a fixture to hang cords and connectors above the ground surface.		
5. Electric vehicle charging stations shall be screened from view from the right of way, with the exception of alleys.		
6. Electric vehicle charging stations shall be maintained in good condition, appearance, and repair. Our EV ordinance can also be found at: https://www.miamibeachfl.gov/wp-content/uploads/2017/08/2016-3988-Ordinance.pdf		
*We also encourage applicants to use Florida Friendly landscaping guidelines.		
Environmental/Permitting Considerations:		
*Stormwater Pollution Prevention Plan (SWPPP) will be required for permitting		
*Construction General Permit (CGP) coverage may be required. https://floridadep.gov/water/stormwater/content/construction-activity-cgp		
If you have any questions, please feel free to reach me at meaganrivera@miamibeachfl.gov		

RESPONSE: Applicant team met with City's Environmental & Sustainability Department team members on 3/2/22 to discuss these comments. Applicant understands the comments and has updated plans, accordingly. Note that some of these comments will be addressed during building permit phase.

6.	Building Dept – DRC Review - Under Review	Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov
7.	DRB Plan Review - Fail	Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

RESPONSE: See response to "Design Comments" by M. Belush above.

7.	DRB Plan Review - Fail	Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov
8.	Transportation - LUB Review - Under Review	Firat Akcay Ph: email: firatakay@miamibeachfl.gov
9.	Public Works - LUB Review - Pass	Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov
	Comments:	
	See corrections	
	Recommendation(s)	
	Notes:	
	1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.	
	A. Pre-development and post-development analysis of the drainage system will be required during	

RESPONSE: Acknowledged. The proposed design does not increase the impervious area. A pre-development / post-development analysis will be submitted for review at that time. The impacted drainage lines will be re-routed to the existing drainage wells and the current stormwater management system conditions will be maintained. The current system does not discharge into the bay, and there are no proposed impacts to the existing seawall as a part of this project. It is assumed that the current system holds the 10-year 24-hours rainfall event with an intensity of 8.75 inches of rainfall. We will submit for DERM RER approval, and if it is determined that improvements are necessary to meet current code, then additional improvements will be proposed.

10.	Planning Landscape Review - Pass	Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
11.	DRB Admin Review - Under Review	Monique Fons Ph: email: moniquefons@miamibeachfl.gov