

Narrative Responses to Staff Comments

1840 Alton Road

PB22-0480



Date: February 28, 2022

Staff Comment: LOI: Provide hold harmless agreement related to the Code Amendment

Response: Provided in application materials.

Staff Comment: LOI/DRB waiver, the waiver requested referring to Section 142-3212(b)(1) is incorrect, please revise.

Response: Waivers have been revised. The waiver related to the pedestrian path is not needed as the Applicant is provided the 10' pedestrian path required by Code. The waiver related to the 65' building height is not needed because the Applicant is submitting the application with the proposed Code Amendment allowing for 75' maximum building height. The Applicant included a waiver pursuant to Section 133-61(i) of the City Code to allow for the building's ground floor façade to be set back less than 15' from the back of curb.

Staff Comment: Provide correct Parking district, it is not CD-2.

Response: Revised.

Staff Comment: A.304: a full lay out for a residential apartment unit must be provided with kitchen, bathrooms, bedrooms areas etc. to avail of the 2.0 FAR, the project shall comply with Section 142-307 (d) Mixed use buildings, without this the application cannot move forward.

Response: Sheet 3.04 has been revised pursuant to this Staff Comment. The Applicant is working with Staff to address the issue related to Section 142-307(d). See Exhibit A, attached.

Staff Comment: Project shall comply with 133-61. - Short frontage standards. The ground floor/site plan as presented is not complying with these regulations. Please revise.

Response: The Applicant included a waiver pursuant to Section 133-61(i) of the City Code to allow for the building's ground floor façade to be set back less than 15' from the back of curb.

Staff Comment: The north and south walls that are framing the building, shall be recessed to comply with the minimum of 15 FT from the back of the curb at the ground floor level. (Section 133.61).

Response: The Applicant included a waiver pursuant to Section 133-61(i) of the City Code to allow for the building's ground floor façade to be set back less than 15' from the back of curb.

Exhibit A

RE: 1840 Alton Road - PB Comments - Message (HTML)

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Fri 2/25/2022 3:00 PM

RM Madan, Rogelio <RogelioMadan@miamibeachfl.gov>
RE: 1840 Alton Road - PB Comments

To David Butter
Cc Michael W. Larkin; Taylor Shumate

Good afternoon Rogelio,

We are writing to seek clarification on Comment 6 on the attached Corrections Report. The comment states, "to avail of the 2.0 FAR, the project shall comply with Section 142-307(d) Mixed use buildings, without this the application cannot move forward."

142-307(d) states, "When more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district." The FAR in RM-2 district is 2.0.

We are proposing a Code Amendment in conjunction with our PB application. Specifically, we are proposing to expand the Alton Road Office Development Overlay along the west side of Alton Road between Dade Boulevard and 20th Street minus three lots at the corner of Alton and 20th street.

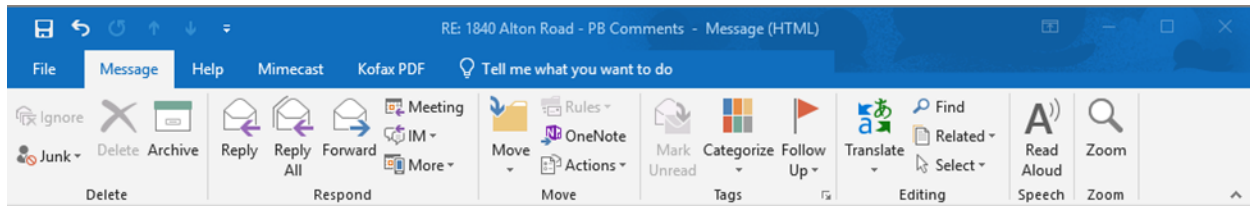
Section 142-313(b)(1) of the Alton Road Office Development Overlay states, for developments that are proposed to be constructed at a height exceeding 60 feet, "the development shall consist solely of office use above the ground level, provided, however, that residential uses, but not hotel units, may be permitted on such properties up to a maximum FAR of 2.0, but only if, at a minimum, the floor area associated with an FAR of 1.5 is dedicated to office use and ground floor commercial use."


To comply with the Alton Road Office Development Overlay standards, we are proposing a live-work unit on the top floor that will comprise 25% of the total area of the building. However, Section 142-307(d) states more than 25% of the building area must be used for residential uses.




Can we reconcile these two Code provisions and propose a unit that is 25% of the total area of the building?

Thank you and we are looking forward to your feedback,
David

David Butter



 **Madan, Rogelio** <RogelioMadan@miamibeachfl.gov>
RE: 1840 Alton Road - PB Comments

To:  David Butter
Cc:  Michael W. Larkin;  Taylor Shumate

Hi David,
I see the conflict. Please allow me to review this with Tom.

The requirement for the mixed use FAR bonus cannot be changed without a referendum, so the language that would be more likely to change is for the office height incentive ordinance. It would likely have to be changed to something like the following:

"but only if, at a minimum, the floor area associated with an FAR of 1.49 is dedicated to office use and ground floor commercial use."

I'll get back to you shortly.

Best regards,
Rogelio



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