KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

PB22-0562 - The Alton: Responses 6/7/23

1. Planning Department Review - Fail

   Alejandro Garavito email: AlejandroGaravito@miamibeachfl.gov
   Comments: Staff Final Submittal Review Comments III: Comments Issued: 6-06-23 | AG – RAM Tentative PB Meeting Date: September PB – (Note that the critical issues were not addressed on Monday 6/5 at noon). The application submitted is still insufficient.

2. Provide a narrative response when addressing the following comments with page(s) location if applicable. Without a narrative the application will not be reviewed. **Acknowledged.**

3. Critical Issue: Existing FAR: as previously requested, provide the approved CMB building permit (master permit and or latest revision) permit numbers and plans for the North Parcel that shows the approved FAR, diagrams, Parking calculations, zoning data page, floor plans elevations and sections. We need this to verify that the north parcel has an existing FAR of 78,243 SF and other values stated in the zoning data (A0.03) and other charts (A0.03.1). There is no need to include other plans like electrical, mechanical etc. The applicant has submitted 7 electronic record files with over 400 pages without this critical information, including architectural, windows details and other information that does not identify the FAR. The same information (permit plans/as built plans) should be provided for all existing structures (south parcel). **Please see 1638 West, Trader Joe's building permit provided by ownership (SHVO).**

4. Critical Issue: Per recent code amendment: "the first 1.5 FAR in any unified development site shall consist solely of office use and ground floor commercial." Therefore 180,000 SF is required to comply with this standard. The FAR by type chart on A0/03.1 provides 177,428 SF for nonresidential FAR which is lower than required. When the values from the FAR by use per parcel chart (retail + restaurant + office) is added, the total is 137,787 SF. This doesn't match the previous value and is lower that the code new amendment requires solely of office use and ground floor commercial 1.5 FAR of the site. Please revise/clarify. **The total FAR provided is 239,243 SF. 239,243 SF x 0.75 = 179,432 SF of non-Residential FAR. Please see revised sheet A0.03.1**

5. Critical Issue: The Gym areas (amenities) cannot be included in the upper floors if the height incentive is sought. These areas must be for office space and counted in the parking calculations for compliance for the requirements for the first 1.5 FAR, per the new legislation. The incentive only allows for ground level retail. The remainder of the first 1.5 FAR must be for office space. Please revise calculations. **See revised sheets A2.22 and A2.23. The previous gym spaces on levels 2 and 3 have been reallocated to office use.**

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6. Critical Issue: Parking Calculations chart: Required parking, before reductions, is 296. It seems that the retail is double counted to get this total. Please revise calculations. **Please see revised parking calculations on sheet A0.03.1.**

7. Critical Issue: The traditional parking plan: revise per comments above if needed, it shall have the same program for retail, office, residential, restaurants, etc. **Please see the revised Alternate Set which includes the traditional parking plan.**

8. Operational plan – checklist item 38: insufficient, provide expected hours of operation for the different uses in the project (office, retail, and restaurant use). and provide mechanical lift emergency procedures if there is no power, and if a generator is needed provide proposed location of this equipment. **Acknowledged. Please see operational plan as provided by ownership (SHVO) and zoning attorney (Greenberg-Traurig).**

9. Parking reductions for proximity to centralized parking is identified. Pursuant to section 130-33 (c), provide plans for a shuttle service and an employee parking plan. This will be added as a condition of approval. **Acknowledged.**

10. Pursuant to section 130-33(c)(6), provide "a covenant running with the land, approved by the city attorney, shall be recorded to ensure that individual stores will not be reconfigured internally in a way that would increase the minimum parking requirement without conditional use approval and payment of a one-time parking impact fee for each required parking space." This will be added as a condition of approval. **Acknowledged.**

11. 133-62 (A) (3) Landscape transition areas.: is not complying with (c), if DRB waivers are required, provide this request on plans and LOI. **Please see revised landscape sheets L-1.1, L-2, L-5, L-5.1.**

12. Provide a Hold Harmless Letter. This can be completed later; however, it must be complete prior to the hearing. **Please see hold harmless letter provided by SHVO and Greenberg-Traurig.**

13. Please pick up the printed sets and re-submit (CSS and Paper), If you have any question on this please contact. Miriam Herrera. **Acknowledged.**

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 by Monday, July 31, 2023 before 12:00 pm to remain on the September agenda. Label electronic files as: 'MM-DD-YYYY Document Name'.

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