



ARCHITECTURE INTERIOR DESIGN PLANNING

COMMENT RESPONSE DRB 22-0897

06-20-2023

SUBJECT: DRB 22-0897 1656 – 1680 Alton Road, Miami Beach, FL 33139

1. APPLICATION COMPLETENESS

2. ARCHITECTURAL REPRESENTATION

a. A copy of the checklist must be submitted and signed and dated by the applicant.

Acknowledged

b. Please submit the Miami-Dade School Concurrency Application.

Acknowledged

c. A copy of the original survey shall be included in the plan package.

Acknowledged

d. The proposed material and finishes shall be noted in the exterior building elevations.

See revised sheets A4.41, A4.42, A4.50, A4.51, A4.52

e. Provide a unity of title for the parcels that will be part of the mixed-use development.

Covenant in-lieu of unity of title to be provided for contiguous property

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

a. Covenant in Lieu of unity of title is required or all affected property owners must sign the application in order to move forward. (In order to add Trade Joe's site).

GT will further clarify in Letter of Intent

b. The revised survey shall also include the grade elevation which is measured from the centerline of the sidewalk.

Owner to provide

c. The recorded approved set shall include the City's watermark and building permit number.

GT requested public records request for stamped, building permit plans for the North Parcel



ARCHITECTURE INTERIOR DESIGN PLANNING

d. Provide the approved building permit number and permit plans that includes the, F.A.R. diagram/calculations, and floor plans for all existing. This includes the approved building permit plans for parcel 2 (Trader Joe's site) as a separate reference file, this shall include, FAR, diagrams, parking calculations, zoning data page, floor plans elevations and sections, there is no need to include other plans like electrical, mechanical etc. All the information shall be clearly identified to coordinate with the proposed plans.

GT requested public records request for stamped, building permit plans for the North Parcel

e. Please identify the use that is located on the north parcel on the second and third floor (hatched with diagonal lines and labeled as "residential uses"). Based on the plans submitted, this should not count as "residential" in the F.A.R. calculation.

These areas are for residential access, hence appropriately labeled as "residential uses"

f. 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. Further review of compliance shall be conducted once the approved F.A.R. drawings for the fourth and fifth are submitted for parcels, 1681 & 1683 West Ave and 1698 Alton Road.

See sheet A0.03.1, specifically FAR by type table

g. Please include areas on the ground floor that consist of the covered corridors and are within the building envelope as part of the F.A.R. calculation.

In preliminary review with City of Miami Beach Planning Department, it was determined and agreed that covered entries within the building envelope are not counted as part of the F.A.R. calculation

h. New development may only be eligible for the voluntary office height incentive provided in this subsection (b) if the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that, for a term of 30 years, none of the residential units on the property shall be leased or rented for a period of less than six months and one day. Provide documentation of restrictive covenant.

Covenant to be provided

i. Provide details of the landscape transition zone as per sec. 133-62(3).

See revised sheets A2.20, A6.01, L-2



ARCHITECTURE INTERIOR DESIGN PLANNING

j. The building's ground floor facade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape transition areas in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.
See sheet A2.20, A2.21

k. The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas, unless adequate space exists on the exterior.
See sheet A5.01, A5.02, A5.03, A6.01.1

l. Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection.
The proposed glass storefront system shall satisfy all applicable Florida Building Code requirements for flood barrier protection

m. Provide dimensions of the roof terrace on the roof plan for further review.
See revised sheet A2.27.1

n. The total square footage for the office space is 87,325 as per the proposed floor plans. The required parking space for the office use is 291. Please revise the parking analysis in sheet A-0.03.1.
See revised sheet A0.03.1

o. There shall be no reduction of parking for the office use.
Covenant to be provided

p. The required parking spaces is 336 (6 for residential, 39 for retail, 291 for office use). Please revise parking analysis.
See revised sheet A0.03

q. The proposed short term and long-term bicycle is not sufficient to reduce the required parking spaces. Provide additional alternative parking incentives as per sec. 130-40 to reduce the required parking. All bicycle areas shall be enlarged and numbered under a separate sheet for further review.
See revised sheets A8.03, A8.04



ARCHITECTURE INTERIOR DESIGN PLANNING

r. Provide dash lines of the floor above the pocket gardens to see what is open to the level above on the applicable floor levels and provide “void below” on all levels that are applicable, there are still inconsistencies on these plans. (For example, between level 6 and 7).

See revised sheets A2.24.1 - A2.26.1

s. There are two surveys submitted, one by Longitude Surveyors that has only what is called “parcel 1” and alley vacation areas, the area calculation for both differs from plans, please remove this survey or update this. The second one, is from Nicolas del Vento, on this one, enlarge the area calculation text (it is illegible on the printed set, rotate survey, make it bigger), the south parcel area is incorrect and the folio numbers. lot 1 (folio ending on 150) is not part of this project, please revise and hatch only the lots/buildings that are part of this application (the one-story building folio ending on 090 is not part of this project).

See updated survey provided

t. Provide a written narrative upon next submittal.

Acknowledged

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.