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REVISION NARRATIVE

September 26, 2023

TO: City of Miami Beach Building Department

RE: 1665-1667 Washington Avenue, Miami Beach FL 33139

In response to the PLAN CORRECTION REPORT (PB23-0629), Section 2 Planning Department Review-Fail. The next items are in response (Numbers are consistent to report):

2. Planning Department Review - Fail Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov

Comments: Staff First Submittal I - Review Comments:
Comments Issued: September 15, 2023 |
Tentative PB Meeting Date: November 21, 2023

1. Provide a narrative response when addressing the following comments with page(s) location if applicable.

- Acknowledged

2. The application shall include authorization from the owner of all the parcels that are part of the development site, missing signatures.

- Owner provided

3. Application: provide all the legal description from all the parcels.

- Refer to letter of intent

4. LOI: respond to the CU and the 50k review criteria.

- Refer to letter of intent

5. Survey: Provide surveys for all the parcels, the surveys shall state the lot area in bold letters. Without this the application cannot move forward. surveys shall be submitted as originals and as separate electronic files (check list item 10) and included in the plan set (Check list item 11b)

- Refer to updated surveys

6. Provide a unity of tittle or covenant in lieu of unity of tittle approved by the City Attorney that include all the parcels related to the development site.

- Refer to LOI

7. Checklist – Item #7 provide copies of Active Business Tax Receipts from all parcels/buildings, contact Finance Department, the report submitted is not acceptable.

- Refer to attached

8. Context location map: provide street names. (checklist item 11d)

- Please see revised sheet A0.03

9. Plans: provide a parcel plan on a separate page before the Zoning Data sheet. similar to the project on Alton Road, showing the parcels, addresses, parcel areas, folio numbers and zoning districts. You can add here the context aerial and zoning maps shown on page A0.02.

- Please see revised sheet A0.01A

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10. Zoning Data Sheet – A0.02: the zoning data sheet is illegible, make this bigger and incorporate separate columns for the other parcels, (similar to the project done in Alton Road). It should be clear what is the lot area, existing, allowed, proposed FAR per parcel and the amount of FAR that is going to be allocated to the project and note if there is remaining FAR for the development site.

- Please see revised sheet A0.02

11. A0.02: provide parking district per resiliency code.

- Please see revised sheet A0.02

12. Required Parking? A0.02 Provide parking provided per floor and total.

- See revised sheets A0.02, A3.01.1, A3.02.1

13. A0.02 parking calculation chart: Requires parking per office number should be rounded up, what is the number 57? Clarify

- Please see revised sheet A0.02; parking required per code is 0.

14. Alternate set: update the zoning data per comment above, the alternate set must have the same program, and parking requirements as the regular set.

- See revised sheet A0.02; alternate set is matching

15. FAR: Page A1.10 enlarge proposed diagrams, provide room labels and FAR subtotal for each level, see approved diagrams.

- See revised sheets A1.10-A1.16

16. Site Plan: A2.00 – insufficient, provide the information required per check list item 11d and 42 a to j.

- See revised sheet A2.00; requested information is added per the check list

17. Provide the required bicycle parking location.

- See revised sheet A3.00.1; bicycle storage room is provided next to the trash holding room with access from the drop off area

18. A3.01.1, A3.02.1 level 2 and 3: enlarge text, dimensions, labels, provide labels for mechanical lifts, provide number of parking provided.

- See revised sheets A3.01.1 and A3.02.1

19. A3.03.1, A3.04.1, A3.05.1: enlarge dimensions, labels, provide office area.

- See revised sheets A3.03.1, A3.04.1, A3.05.1

20. Provide approved level 5 after A3.04.1

- See approved level 5

21. Roof plan: clarify what are the new four rooms located south for the staircase, these spaces are being counted towards FAR, only allowable height exceptions spaces can be located at this level

- See revised sheet A3.06

22. Provide landscape plans.

- See landscape plans provided by CLAD

23. HPB? We noticed minor changes to the façade, and the changes on the roof plan please verify with HPB staff if these changes can be approved administratively.

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- See revised sheets A4.00-A4.03.1, A3.06. Elevations have not changed. Proposed and approved elevations are matching; interior program has been modified without affecting the facade

24. 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.

- Acknowledged

25. Please provide the above information for Final submittal deadline. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

- Acknowledged