



**Date: September 26, 2023**

**Response to Comments from PLAN CORRECTIONS REPORT, 1<sup>st</sup> submission  
Planning Board**

**Project: 1901 Alton Rd. Miami Beach, FL 33139-1506**

## **A. BUILDING COMMENTS**

1. Provide two sections showing the entire project, provide elevation datums, dimensions and provide section marks in all floor plans.

**Response: Please see Sheet A401 for the added building sections**

2. LOI: if the projects are requesting waivers and or variances from DRB, please note this on the LOI and plans. Both PB and DRB plans shall coordinate.

**Response: Variances are not necessary for this project. A waiver of the new construction, long frontage standards has been added to the DRB application. The plans for PB and DRB are coordinated.**

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

**Response: Please allow this to serve as our narrative response to first submittal comments.**

4. 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

**Response: Understood.**

5. LOI: Respond to the new Conditional Use review criteria: ix. Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.

**Response: Additional condition added to LOI.**

6. Staff recommends that the exit parking driveway be reduced to one lane in order to improve pedestrian safety and walkability near the parking driveway and loading area.

**Response: Tenant Whole Foods is requiring two exit lanes for ease of traffic.**

7. FAR-Parking: Only the required parking is exempt of FAR calculations, all the covered parking in excess of this will counts toward FAR; As presented, the project has 78 spaces on L2 and 85 spaces on L3 for a total of 163 covered spaces. Per zoning data, there are 133 required parking spaces, this means that 30 spaces on L3 will count towards FAR calculations. Revise, see previously approved project, are café/restaurants seats considered for parking calculations?

**Response: Please see sheet A0.03 for revised FAR diagrams showing parking in excess of requirement as part of the FAR-included area. Please see sheet A0.01 for revised parking calculations, as well as revised FAR calculations showing inclusion of area parking in excess of requirement.**

8. Parking Calculations: separate the required parking for the different uses, bank and the supermarket, provide calculations for each one, provide subtotals and total required parking.

**Response: Please see sheet A0.01 for revised parking calculations, and sheets A1.00 through A1.05 for parking charts.**

9. Images insufficient, provide images per Check list 11i (project site an existing structures) then images per check list 11k (context with key directional plan) no more than 6 images per page.

**Response: Please see new sheets A0.12, A0.13 and A0.14 for additional images of the site and existing conditions. Please see revised A0.07 and A0.08 for revised key plan and ½ mile radius map.**

10. Plans should be organized in the same sequence per checklist item 11a to q.

**Response: Please see sheet A0.01 for revised index of drawings.**

11. Staff First Submittal - Review Comments: Comments Issued: August 18 | Tentative PB Meeting Date: October 24, 2023

**Response: Understood.**

12. A005: location map: insufficient, provide one map per Checklist item 11d, show ½ mile radius.

**Response: Please see revised A0.07 and A0.08 for revised key plan and ½ mile radius map.**

13. Per our meeting, the project shall comply with the RESILIENCE AND ADAPTATION STANDARD for non-residential first habitable level (FHL) standards. Specifically, for the Alton road frontage including the on-street parking up to the corner of 19th street. (the sidewalk needs to be raised). Demonstrate compliance with 7.1.2.2 (e)(ii)(2), provide detailed sections with elevation datums and detailed floor plan/s. if the project is requesting a DRB waiver it should be noted on the LOI.

**Response: The project section was updated to account for the City-provided year 2025 projections or 5.2' along Alton Road and 4.2' NAVD along 19<sup>th</sup> Street, and future crown of road elevation of 5.8' NAVD (Alton Rd) & 4.4' NAVD (19<sup>th</sup> Street).**

14. Provide loading parking requirements calculations, per use, with total and subtotals, provide on plans loading parking dimensions.

**Response: Please see sheet A0.01 for revised parking calculations, and sheets A1.00 through A1.05 for parking charts.**

15. Provide the location of the enclosed AC trash room described on the operational plan, label the space on plan accordingly.

**Response: Please see sheet A1.01 for trash room location.**

16. Surveys: Provide a Recent signed and sealed survey. Without this the application cannot move forward. The survey shall be submitted as original and separate electronic file (check list item 10) and included within the plan set (Check list item 11b)

**Response: Please see attached updated survey, signed on 9/11/2023/**

17. Elevations/sections: provide Base flood elevation and the elevation of the first level floor , provide an overall dimension from this point to the project maximum height (roof deck).

**Response: Please see elevation, section and wall section sheets showing the overall dimension from first level floor to the project maximum height**

18. Please provide the above information for Final submittal by August 28, 2023, before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

**Response: Understood.**