

Date: October 9, 2023

Response to Comments Posted on CSS

Application failed due to failure of PB application. The plans provided will however be reviewed further based upon prior comments. In addition to those prior comments, the expanded driveway and loading/trash area along 19th street is a concern and should be reduced.

Response: Applicant has addressed all PB comments and is working to address Transportation comments prior to October 10, 2023. Expanded driveway and separated loading and trash area is concentrated on 19 Street to minimize pedestrian interactions. The width is the minimum necessary for operations and viability of a neighborhood serving grocery store.

Date: September 11, 2023

Response to Comments from PLAN CORRECTIONS REPORT Design Review Board

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

A. PLAN REVIEW

I. APPLICATION COMPLETENESS

- a. Provide a copy of the signed and dated checklist at pre-application meeting.
Response: *Provided.*
- b. Include a copy of all current and previously active Business Tax Receipt.
Response: *Provided.*
- c. A copy of the previous recorded final order shall be submitted.
Response: *Provided.*
- d. Provide current color photographs, dated, minimum 4"x6", of properties that are directly north, south, east, and west of the current site.
Response: *Please see sheets A0.08, A0.09, A0.10, A0.11, A0.12, A0.13, A0.14 and A0.14.1 for additional images of the site and existing conditions.*
- e. The demolition plan shall be included as part of the architectural set.
Response: *Please see sheet A1.07 for demolition floor plan.*
- f. The material finish shall be noted in the exterior building elevations sheets and include a color image of the material samples.
Response: *Please see sheets A2.01 and A2.02 for exterior finishes and images.*
- g. Provide complete building sections from various elevations.
Response: *Please see sheet A2.03 for complete building sections.*
- h. The traffic study shall be provided upon the final submittal.

Response: Provided.

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.

Response: Provided on letter of intent.

- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: Please see sheet A0.00 for revised front cover.

- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Understood.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

- a. Please remove any reference to exterior signage on the plans.

Response: Renderings include signage, but there is a note that says signage not a part of this approval.

- b. The nonresidential First Habitable Level (FHL) shall have a minimum floor-to-ceiling height of 14 feet above DFE in order to allow for the future retrofit and raising of the first habitable level.

Response: Please see sheet A2.10 for revised floor heights.

- c. The sidewalk shall contain a "circulation zone" with a minimum dimension of 10 feet wide, pursuant to sec. 7.1.2.2e.ii.2.a.1.

Response: Sidewalks along Alton Rd are 9' wide and along 19th street are 5' wide which is consistent with the smaller lots along 19th Street.

- d. "Parallel transition areas" between the raised circulation zone and lower level sidewalks, street crossings, intersections, and driveways shall be accommodated within the frontage adjacent to the new development and shall not contain steps, switchback ramps, or handrails.

Response: project is requesting a waiver of certain long frontage requirements. See Letter of Intent.

- e. "Landscape transition areas" between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes shall be provided and have a minimum width of five feet.

Response: This project is requesting a waiver of certain long frontage requirements. See Letter of Intent.

- f. Street trees shall be planted within the landscape transition area in raised planters or stabilized planting areas that at a minimum match the elevation of the circulation zone.

Response: This project is requesting a waiver of certain long frontage requirements. See Letter of Intent.

- g. Where the landscape transition area is adjacent to on-street parking, access steps shall be provided between parking spaces so that each parking space has access to the circulation zone generally from either the front end or rear end of the vehicle. Steps shall be no wider than 36 inches, not included handrails.

Response: This project is requesting a waiver of certain long frontage requirements. See Letter of Intent.

- h. Street and pedestrian lighting fixtures shall be located within the landscape transition area.

Response: Please see sheet L300 for street and pedestrian lighting fixtures locations and specifications.

- i. 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.
Response: The projects is not able to accommodate a 15' setback in these areas. See Letter of Intent.
- j. Where a development has more than one frontage, driveways should be located facing the street with the lowest traffic volumes. Pending traffic study for further review of proposed driveway location.
Response: Driveway into parking garage is placed on 19th Street, which has less traffic. Please see sheet A1.00 for site plan with exact location.
- 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.
Response: Please see sheet A2.10 for revised floor elevation. This requirement is met.
- l. Except where there are doors, facades shall have a knee wall with a minimum height of 2 feet, 6 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.
Response: Please see sheet A2.10 for revised section showing knee wall.
The height of the building shall be measured from B.F.E., plus freeboard, to the main roof line. Please dimension the correct building height on the exterior elevation sheets.
Response: Please see sheets A2.01, A2.02, A2.10, A2.11 and A2.12 for revised dimensions and building height.
- m. Provide the dimensions of the parking spaces that are located on south side of level 2-4.
Response: Please see sheets A1.03, A1.04 and A1.05 for revised parking spaces dimensions.
- n. Provide the dimensions of parking space #85 on level 3. It appears that the driveway width along the west side of level 3 may not be complying with the minimum of 22' for two-way traffic.
Response: Please see sheet A1.04 for revised parking layout complying with the minimum 22' for two-way traffic.
- o. Include the width of the driveway aisle on the north and south side of parking level 4.
Response: Please see sheet A1.05 for revised floor plan.
- p. The required long-term bicycle parking is 2 per 5,000 square feet for commercial uses.
Response: Please see sheet A1.00 for revised bicycle parking.
- q. Provide a written narrative with responses.
Response: Please allow this to serve as written narrative responses to first submittal comments.

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.

Response: Noted.

5. Landscape:

- l. Trees in hardscape areas shall be planted in a suspended paver system such as Silva Cells or equal. Provide the suspended paver system detail in the plans.

Response: Please see revised landscape sheets.