

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Review Comments

Planning Board

SUBJECT PB23-0634 – ORD Height Limits for Main Use Parking Garages on Terminal Island

Staff First Submittal - Review Comments:

Comments Issued: October 13 |

Tentative PB Meeting Date: December 19, 2023

1. Provide a narrative response when addressing the following comments with page(s) location if applicable.
2. Staff recommends that the ordinance be revised so that it is only applicable to the I-1 district on Terminal Island. The amendment should not be applicable to the I-1 district in the Sunset Harbor neighborhood.
The ordinance has been revised accordingly. Attached is an updated version.
3. LOI: Please update the Letter of Intent (LOI) to address the “Planning Board review criteria” for amendments to the text of the land development regulations in section 2.4.2.c of the Resiliency Code.
The LOI has been updated accordingly. See Section C (pages 3-5) of the attached updated LOI.
4. LOI: Please update the LOI to address the Sea Level Rise and Resiliency Review Criteria, specifically the “Criteria for ordinances, resolutions, or recommendations,” in section 2.1.2.4.a.ii of the Resiliency Code.
The LOI has been updated accordingly. See Section D (pages 5-6) of the attached updated LOI.
5. Please provide perspective drawings regarding the impact of the height increase.
See attached for the perspective drawings.
6. Please provide additional information regarding the overall increase in gross square footage resulting from the height increase, including the increased number of parking spaces proposed.
The increase in GSF and parking spaces would be approximately 111,267 SF and 250 parking spaces, respectively.
7. Please provide traffic and circulation reports substantiating that the proposed increase in parking storage will not degrade the intersections within Terminal Island or at the access (entrance and exit) to the MacArthur Causeway.
See the trip generation statement prepared by Kimley Horn attached as Exhibit C to the LOI (pages 11-15).
8. These comments have been provided as a preliminary review of areas of concern issues and are subject to additions and/or deletions pending further review before the meeting date.
Acknowledged.
9. Please provide the above information for Final submittal by October 23, 2023, before 12:00 pm. Provide a narrative and label electronic files as: ‘MM-DD-YYYY Document Name’.