

	Comment	Response
5	Operational Plan Deliveries and collection hours should match what have been recently approved. Clarify/revise.	Deliveries and loading are internal to the site. The Operational Plan now features delivery hours as typically approved under the CMB Freight Loading Program, to the extent applicable to an internal loading site, and in compliance with all application Ordinances and Freight Loading regulations.
18	Plans provide a separate enlarged restaurant plan, showing all the spaces, Kitchen, baths, BOH, provide number of seats and occupancy load chart. Seats must be counted and labeled individually, provide different counts for interior and exterior areas; Without this the application cannot move forward.	The plans reflect separate seat count for restaurant interior space (146 seats) and exterior space (50 seats and 18 seats), for a total of 214 seats; and the occupancy load will be in excess of 300 patrons under §1.2.2.4 NIE (a). No restaurant tenant is identified at this time, and the tenant will need to obtain their own Conditional Use Permit with full interior and exterior details at the time of their build out and occupancy.
6	LOI-Mechanical Lifts Mechanical lifts shall be fully enclosed or screened they should not be visible from the ROW or adjacent properties, the plans, elevations, sections do not show this, please provide a detailed section and more details on the elevations to demonstrate compliance with this. The proposed landscape is not sufficient, this can be kept but an additional screen behind this will be required.	New Plan Sheet 2.8 depicts the opaque screening material that is behind and in addition to metal planter boxes, vegetation and vegative support material.
17	Plans provide the existing on street parking and proposed on street parking spaces, this shall be approved by the parking department. provide labels on plans that clarify this.	See additional sheet 1.10 - On-Street Parking
19	Roof Plan bathrooms are not allowed height exception to be at the roof level if they are exceeding the building maximum height. Remove them from this plan.	Bathrooms have been removed
22	The project shall comply with the RESILIENCE AND ADAPTATION STANDARD for non-residential first habitable level (FHL) standards, including the on-street parking. (the sidewalk needs to be raised where feasible; Demonstrate compliance with 7.1.2.2 (e)(ii)(2) Long Frontage Standards. provide plans and detailed sections per street frontage with elevation datums and detailed floor plan/s. if the project is requesting a DRB waiver it should be noted on the LOI.	Plans now depict Future Crown of Road values for all adjacent rights of way per Public Works, and associated compliant first floor habitable level height. New Plan Sheet 1.10 depicts on-street parking, and LOI discusses compliance with Long Frontage Standards, and request for waiver before DRB from raising 5th Street sidewalk due to site conditions.
16	Parking Calculations provide a chart for the required loading spaces with the parking calculation chart, provide a breakdown per use showing areas, seats etc. and total.	See sheet 0.4 -- Areas, Parking, and Loading Calculations.
1	Provide a narrative response when addressing the following comments with page(s) location if applicable.	Noted
2	LOI respond to the review criteria and correct the code sections as applicable for 5.2.11.b.3.A.1-2. and 5.2.11.e. 1 to 11. and 5.2.11.f. 1 to 7. https://codehub.gridics.com/us/fl/miami-beach/#/213acba4-f833-44f6-89e6-ed50d7ad75f9/6bf8d7a0-6b2a-4778-9028-3337cb696753/7b6ed26b-fe6f-4618-b23b-8dd626af9d21	The LOI now discusses each Criteria for Mechanical Parking as noted, and confirms garage ceiling height of fourteen feet, in excess of eleven feet six inches.
12	Zoning Data item 13 provide gross square footage per page 0.8	See revised sheet 0.2 - Zoning Data
8	Provide the closest CMB on street loading zone on the site plan/ground floor plan.	All loading for the project is internal to the site. The Commercial Loading Zone on the east side of Lenox is now noted. See sheet 1.1 - Level 1
23	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.	Noted
11	Demonstrate compliance with 7.2.15.3.f.(3): For lots greater than 100 feet in width the front setback shall be extended to include at least one open court with a minimum area of 3 square feet for every linear foot of lot frontage	Compliance is demonstrated with the patio feature on the north elevation as depicted on the plans and discussed in the LOI, and also in the alternative in an abundance of caution, a variance before the DRB is being lodged.
7	Required loading spaces provide the location of the required loading spaces onsite, provide dimensions and number each loading space. The afterhours loading operations area is not sufficient.	See revised sheet 1.1 - Level 1
20	Roof Plan provide details for the canopy structures on the office break areas, are they covered? Open to the sky, provide labels, provide an upper roof plan/site plan showing what is covered at this level.	See additional sheet 1.7 - Upper Roof
14	Plans provide the parking calculations for the project after the zoning data.	See renumbered sheet 0.4 - Areas, Parking, and Loading Calculations
9	Plans Plans shall follow the order per check-list item sequence please revise and organize the set per Check list.	Noted - plans renumbered to match checklist
21	The traditional parking plan is insufficient. Provide the alternative plan set at the end of the plans or as a separate electronic file. This plan shall include: zoning data, parking calculations FAR, GA diagrams, plans, elevations, sections, label all rooms and spaces on drawings. The alternative set. shall have the same program and parking requirements with no variances. required. (5.2.11.b.3.A.1-2).	An additional parking calculations table has been provided, confirming that no variances are required. See sheet 1.9 - Alternate Parking Calculations
4	LOI Clarify on the LOI and operational plan if the restaurant is proposing to have background music and that no entertainment is requested. Provide occupancy load for the indoor and outdoor areas to verify if this constitutes an NIE.	The LOI confirms no entertainment or amplified or live music. No restaurant tenant is yet identified and restaurant tenant may desire ambient music at the time of their Conditional Use Permit. The current projected seat count and application assumes occupancy load in excess of 300 under §1.2.2.4 NIE (a.)
15	Parking Calculations Alternative parking incentives: Identify the location of elements for parking reductions. The 3 carpool/vanpool spaces, 1 drop-off stall, 4 showers stalls, Identify the location of elements identified for parking reductions.	See sheets 1.1, 1.2, 1.3
24	Please provide the above information for Final submittal by February 25th, 2024. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'	Noted
3	LOI Requests for waivers and or variances from HPB/DRB shall be noted on LOI. Plans submitted to HPB/DRB must be consistent with plans submitted for this application.	Noted
13	Zoning Data provide future crown of the road value NGVD for all street frontages. You can add a line or provide this information at the end of the chart.	See sheets 0.3 - Zoning Data and 1.1 - Level 1
10	Zoning Data Item 12, provide FAR value and the square footage for Maximum and Proposed.(2.0 - x,xxx SF).	See revised sheet 0.2 - Zoning Data
3	Planning Admin Review Page (6) Incomplete Disclosure of Interest: Please confirm in writing, whether every individual holding a 5% interest or greater interest in the applicant/owner entities has been disclosed	The Application form now attaches detailed charts with Applicant and Owner Corporate Disclosures of Interest down to individual interests.
4	Planning Landscape R. (26) Simpson's Stoppers with 10-foot spreads are located within the subject property and would not be considered street trees.	Our proposed street trees are within 7 feet of the property line, which has been approved on other Miami Beach projects in the past.
	Large existing planter area along 5th Street proposed for removal and replaced with concrete. Retain or amend planning area as required at ground level to maintain landscape buffer(s) to enhance pedestrian experience and for the addition of canopy street trees as necessary.	Given the project location at the primary entryway to South Beach, the design team believes a Plaza-like experience would be advantageous to the city, including to pedestrians (much as was done across the road to the north in front of the shopping center). We are also cognizant of the fact that 5th Street is a state-owned roadway, and FDOT seems to favor the use of palm trees in order to facilitate visibility, especially at major intersections. In addition, given that the sidewalk is on the north side of the building, and all of the existing palm trees will be preserved, there will be a great deal of shade provided, and we believe the pedestrian will feel quite comfortable. We look forward to speaking with staff about these concepts and believe the best resolution will come when applying for FDOT permits.