Urban Robot Associates

March 5,2024
City of Miami Beach
Building Department
1700 Convention Ctr Drive
Miami Beach, FL 33139

Project:	1333 Dade Boulevard
Project Address:	1333 Dade Boulevard, Miami Beach, FL 33139
Folio Number:	02-3233-012-0671
Plan Number:	DRB23-0985
Job Category:	Building - Commercial – New Construction

Re: **Permit Responses to Comments (Revision 1)**

This memo serves to address recent plan review comments.

Planning Landscape Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01	03/03/2024				Philip Byrnes

Suspended paver systems such as Silva Cells or equal shall be installed where street trees are planted in right of way sidewalk and other hardscape areas in a manner to be reviewed and approved by staff. Suspended paver systems shall be clearly delineated in the landscape plans. Structural soils may be considered where proposed trees are located immediately adjacent to large open space areas.

Response: Per Section 4.2.3 of the Landscape Requirements, a minimum volume of 1200 cubic feet of open soil shall be provided for each tree, or where more than one tree shares the same planting area, the volume may be reduced to a minimum of 900 cubic feet of soil per tree. In the case of this project, we exceed this requirement for the two street trees that share the same planting area. (They have 2700 cubic feet of soil, or 1,350 c.f. each.) For the single street tree on the east side, it will be planted in an open area that provides 450 cubic feet of soil. In order to make up for this shortfall, we propose to provide Suspended Pavement underneath the curving path, which will unify the two planting beds and provide the required minimum of 900 cubic feet for a shared soil volume.

DRB Plan Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01a	03/03/2024	Application Completeness			Giselle Deschamps

a. Provide copies of all current or previously active Business Tax Receipts.

Response: Previous structure demolished through permit no. BC2321608.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01b	03/03/2024				Giselle Deschamps

b. Include copies of previous recorded final Orders, if applicable.

Response: Please see attached Building Records document for prior building that has been demolished.

Ref #	Date	Category	Subcategory	Section Code	Reviewer

01c	03/03/2024				Giselle Deschamps

Provide the school concurrency list that will be emailed separate to the applicant, the information on the concurrency list will be transmitted to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation is paid as soon as possible in order to proceed and keep the item on the agenda, please note that MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.

Response: Please see attached Concurrency List document.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01d	03/03/2024				Giselle Deschamps

d. The survey provided shall include the lot area.
Response: Lot area (± 8476 SF / 0.194 acres) is shown on the Survey, please see attached

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01e - f	03/03/2024				Giselle Deschamps

e. Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured
f. and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.

Response: Please note that the site is vacant and properly secured. The sign is posted on the front of the property. Refer to current site photos on sheet A-10

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01g	03/03/2024				Giselle Deschamps

g. Submit a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).

Response: Please find the context elevations added on elevation sheets A-27 – A-30.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01h.	03/03/2024				Giselle Deschamps

h. Provide a line of Sight studies for height exceptions above the rooftop. The study should start at the centerline of the sidewalk
(located across the street, each street for corner properties). Draw a line measured from 6'ft. above the sidewalk connecting to a point in the parapet.

Response: Please find the line of height added on sheets A-27 – A-30.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01i.	03/03/2024				Giselle Deschamps

i. Include a variance and/or waiver diagram.

Response: Requested variances diagrams are shown on sheets A-37 and A-38.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01j.	03/03/2024				Giselle Deschamps

Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).

Response: Please see sheets A-40, A-41 for maneuvering diagrams with truck sizes from the traffic study.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04a	03/03/2024	Zoning			Giselle Deschamps

The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

Response: Future adjusted grade has been added to elevation sheets A-27 – A-30. Also, the future adjusted grade calculation was added on zoning data sheet A-02.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04b	03/03/2024	Zoning			Giselle Deschamps

The maximum F.A.R. is 2.0 provided that 25% of the total building use is residential or hotel. However, the residential use shall have a minimum of 4,225 S.F. of residential use. The elevator, staircase, vestibule, and restroom shall not count towards the residential use at the rooftop level.

Response: The private rooftop area is part of the residential unit. Please refer to Sunset Harbor residential rooftop exceptions for private residential only uses for staircase and vestibule. Restroom and vestibule has been removed.

7.2.11.9 SUNSET HARBOUR (CD-2) b.3.E.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04c	03/03/2024	Zoning			Giselle Deschamps

The clear pedestrian path shall be at least 10 feet wide. The design review board may approve the reduction of the clear pedestrian path requirement to no less than 5 feet in order to accommodate street trees, required utility apparatus, or other street furniture, subject to the design review criteria.

Response: Please see the street section on sheet A-39.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04d	03/03/2024				Giselle Deschamps

The numerical value for the height is 67' N.G.V.D. (12'N.G.V.D. +55).

Response: The elevation values were updated in all sections A-25 – A-26, and elevations A-27 – A-30.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04e	03/03/2024				Giselle Deschamps

Roof-top elevator towers, including code required vestibules, and stair towers, shall be set back from the building perimeter by no less than 25 feet from roof parapets on street facing facades.

Response: Please see the variance diagram on sheets A-37 and A-38.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04f	03/03/2024				Giselle Deschamps

Decks located more than 6 inches above the top of the roof slab, and not exceeding 3 feet above the roof slab, may be permitted provided the deck area is no more than 50 percent (50%) of the enclosed floor area immediately one floor below.

Response: The deck floor finish is kept lower than 6-inch above the roof slab, please refer to the section A-25.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04g	03/03/2024				Giselle Deschamps

The required parking spaces for one office space is one space per 400 square feet of floor area.

Response: Please see our parking schedule with calculations on sheet A-02 showing requested parking ratio for the office parking.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04h	03/03/2024				Giselle Deschamps

The residential roof top room is not an allowable exception this needs to be removed.

Response: The room was removed. See sheet A-22.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04i	03/03/2024				Giselle Deschamps

The roof plan and elevations show a portion of the roof deck that is covered on the south side, provide an upper roof plan/site plan showing what is covered. Please note that covered hallways will count towards FAR.

Response: Please see upper roof plan A-23. The covered portion has been removed.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04j	03/03/2024				Giselle Deschamps

The maximum height on CD-2 is 50 Ft, and additional 5 FT is allowed if the nonresidential first habitable level has a minimum ceiling height of 14 feet above DFE. A variance will be required for the additional height.

Response: Please see Sunset Harbor Regulations allowing 55' building height. The FHL Height Variance is not needed for this 55' height.

7.2.11.9 SUNSET HARBOUR (CD-2)b.2.a

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04k	03/03/2024				Giselle Deschamps

Provide the length of parking spaces #1-10 and the width for parking spaces #11-13.

Response: Please see sheet A-17 for parking spaces dimensions.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04l	03/03/2024				Giselle Deschamps

The proposed office use requires two loading spaces. Please specify where the additional loading space is located and include dimensions.

Response: Please see the loading calculations on sheet A-02. The office area is less than 10,000 SF and requires 1 loading space and the single residential unit does not require a loading space.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04m	02/06/2024				Alejandro Garavito

The stairs on the residential level at the second level shall count towards the F.A.R. calculation.

Response: The FAR diagrams are updated to include the staircase on sheet A-12.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04n	02/06/2024				Alejandro Garavito

Short-term and long-term bicycle parking shall be provided for new construction over 1,500 square feet in tiers 1, 2 and 3 as per sec. 5.2.5. Please provide a bicycle parking calculation that includes the required and provided bicycle spaces. Additionally, include the location of the short and long-term bicycle parking for further review.

Response: Please see sheet A-02 for the bicycle parking calculations. 8 bicycle racks are provided on plan A-17.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
04o	02/06/2024				Alejandro Garavito

Provide a written narrative with responses upon final submittal.

Response: Provided.