PLAN CORRECTIONS REPORT (DRB23-0982): Responses to Comments

PLAN ADDRESS: 1100 5 St
Miami Beach, FL 33139-6507

PARCEL: 0242030098190

APPLICATION DATE: 11/13/2023

SQUARE FEET: 100,413

DESCRIPTION: Five-story commercial office building with a first-floor restaurant referred as Alton & Fifth

EXPIRATION DATE:

VALUATION: $0.00

CONTACTS	Name	Company	Address
Applicant	MICHAEL LARKIN		200 S. Biscayne Boulevard Ste. 300 Miami, FL 33131
	Paul Savage	Bercow, Radell, Fernandez, Lar	panes200 S. Biscayne Boulevard Suite 300 Suite 300 Miami, FL 33131

Submittal Intake **Version: 1** **Date Received: 02/20/2024** **Date Completed: 03/03/2024**

Correction Comments:	Notes/Responses to Comments:
Planning Landscape Review - Fail Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov Comments:	
Provide Hardscape plans and materials for 2nd, 3rd, and Roof Levels.	See new hardscape plans. L102, L103 and L104
Refer to Sec. 46-61(c.); The removal of a palm (minimum 16 feet in height and a 6 inch DBH) shall be replaced with one canopy tree at 12 feet overall height with a two inch DBH min. Palms do not count towards the mitigation replacement requirements. Please revise tree mitigation calculation.	The removal of palms is being calculated. No existing or proposed palms are counting towards the requirements
Please submit a revised landscape plan complying with Planning Board comments. Area of Right-of-Way is public property and should remain as green space. Plans not addressed upon final submittal may be deferred from May DRB hearing.	Street trees along Lenox Ave are to be planted at the back of curb, where the sidewalk will transition up to the building from the newly-raised roadway. Street trees along 5th Street are located in three ways: (A) 10 existing palms are preserved in place near the roadway, (B) 3 new matching palm trees are proposed at the back of curb, and (C) the remainder of the street trees (canopy trees) along this frontage are proposed within the overhang of the building (in the colonnade / between brise soleil), in a planter that is within 7ft of the property line. Street trees along 4th Street and Alton Road are also planted primarily along the back of curb. All trees are in planters that match the elevation of the circulation zone.
Refer to the Planning Board comments dated 02/07/24; a) Large existing planter area along 5th Street proposed for removal and replaced with concrete. Retain or amend planting area in public right-of-way 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.
b) (26) Simpson's Stoppers located within the subject property and abutting building facade will not be considered as 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.

Please note that Palms do not count towards the street tree requirement.	No existing or proposed palms are counting towards the requirements
1. DRB Plan Review - Fail Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov Please provide a narrative response to the comments listed below.: Noted	
1. APPLICATION COMPLETENESS	
a. Provide a demolition plan in the architectural set.	See additional sheet 0.13 for demolition plan.
Correction Comments:	Notes/Comments:
b. Include building elevations that include the material finishes and is consistent with the legend. c. The building sections shall be submitted for further review.	See elevation sheets 2.1 - 2.4, section sheet 2.5, and additional sections on sheet 2.6.
d. Include all building elevations from every cardinal direction.	See elevation sheets 2.1 - 2.4.
e. Provide a variance and/or waiver diagram.	Please see additional sheet 2.12, and additional sheet 1.11.
2. ARCHITECTURAL REPRESENTATION	
a. Include the cost of estimate under a separate cover or in the letter of intent.	The estimated cost of construction is approximately $15,000,000.00, now recited in the Letter of Intent.
b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.	See revised cover sheet.
c. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Noted.
3. DESIGN RECOMMENDATIONS	
4. ZONING COMMENTS	
a. 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.	Ground floor height is depicted at 18.16’ on Sheet 2.7.
b. Provide written confirmation from the Public Works Department that identifies the future crown of the road.	Public Works email of 1/3/2024, with Future Crown of Road values submitted.
c. The sidewalk shall contain a "circulation zone" with a minimum dimension of 10 feet wide. Provide the location of the circulation zone in the site plan as well as a detail section.	See dimensions on sheet 1.1.
d. The circulation zone shall include a minimum 5-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, handrails, and door swings. The clear pedestrian path shall	See Clear Pedestrian Path and dimensions on sheet 1.1.

be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.	
e. The 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. Provide a detail section showing compliance of the parallel transition.	See additional sheet 2.8 – Lenox Sidewalk Transitions.
f. The parallel transition areas shall be of the minimum length necessary so as to not require the use of steps, switchback ramps, and handrails between the higher future crown of road elevation and the lower level sidewalk, pedestrian crossing, or driveway elevation.	Noted.
g. The Landscape transition areas are located between the raised circulation zone and the adjacent automobile parking or vehicle travel lanes. Provide a site plan showing the location of the landscape transition areas.	See additional dimensions and notes on sheet 1.1.
h. The landscape transition area shall have a minimum width of 5 feet.	See additional dimensions and notes on sheet 1.1.
i. 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.	Street trees along Lenox are planted in hardscape with stabilized soil and tree grates. All other street trees are being proposed in planting areas on grade within 7' of property line.
j. 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. A detail section shall be submitted showing the landscape transition area for further review.	Not applicable to Fifth Street with no on street parking, and no steps are required on Lenox Avenue due to minor change in elevation from 5.38' to 5.96'
k. Street and pedestrian lighting fixtures shall be located within the landscape transition area.	Noted.
l. 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. Provide setback dimension of the building's ground floor façade, parking, and loading area from the back of the curb in the site plan.	See additional dimensions and notes on sheet 1.1.
m. Where a development has more than one frontage, driveways should be located facing the street with the lowest traffic volumes. Provide traffic impact statement indicating that Lenox Ave is the lowest traffic volume of the development site.	The PM peak hour traffic volumes on 4th Street and Lenox Avenue were examined from the *Alton Road Office Traffic Impact Analysis*, February 2024. The highest PM peak hour volume on 4th Street was 179 while the highest PM peak hour volume on Lenox Avenue was 135. Therefore, as Lenox Avenue has a lower peak hour traffic volume, it is considered the minor street.
n. 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.	See additional dimensions and notes on sheet 1.1.
o. Where implementation of the regulations in this section is unfeasible or incompatible with the environment and adjacent structures, they may be	Waiver sought from Long Frontage Standards (elevation of sidewalk) on Fifth Street frontage, as set out in LOI and updated Waiver Diagram and depicted on Sheet 2.12.

waived to the minimum extent necessary by design review board (DRB), in accordance with the certificate of appropriateness review criteria or design review criteria, as applicable. If there are specific long frontage standards that are not in compliance per Code, please specify in the LOI if waiver will be requested in the final submittal.	
p. The elevators and stairs in the level 1 mezzanine shall be included in the F.A.R. calculation.	Freight elevator has been added to the FAR calculation – the passenger elevators and large egress stair do not connect to the mezzanine.
q. Provide the 5' setback line along the front and side yard facing-a-street in the floor plans.	No setbacks required per Code & Zoning Diagram.
r. 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. Provide a diagram indicating the square footage of the courtyard.	Compliance with the open court requirement is satisfied by open court/patio near building entrance as set out in the LOI and on the updated Sheet 1.1 and Sheet 1.11 depicting the square footage of the area that is open to the public, exceeding Code requirements; and in the alternative and in an abundance of caution a Variance is as set out in the LOI.
s. There are inconsistencies in terms of the numerical value of the building height in NGVD. The building height shall be measured from B.F.E., plus freeboard to the main roof line. Based on the elevation sheets, the building height is 67'-6" N.G.V.D. (13' N.G.V.D. to 80'-6"). However, in the building sections, the numerical value at the main roof line is 87.82' N.G.V.D. The building height shall be consistent throughout all corresponding sheets.	Building heights have been revised to be consistent.
t. The site is located in the parking tier 1 district. As per sec. 5.2.4.1, the required parking for offices is 128 (51,354S.F./400 S.F.) and 54 parking spaces for the restaurant (214 seats/4). Please be aware that for nonresidential uses, the parking calculation shall be the gross floor area of the building. As per plans provided, the required parking is not satisfied. The applicant can provide alternative parking incentives as per sec. 5.2.14.	Parking calculations have been revised – see sheet 0.4 - Areas, Parking, and Loading Calculations.
u. The site is located in the parking tier 1 district. As per sec. 5.2.4.1, the required parking for offices is 128 (51,354S.F./400 S.F.) and 54 parking spaces for the restaurant (214 seats/4). Please be aware that for nonresidential uses, the parking calculation shall be the gross floor area of the building. As per plans provided, the required parking is not satisfied. The applicant can provide alternative parking incentives as per sec. 5.2.14.	Parking calculations have been revised – see sheet 0.4 - Areas, Parking, and Loading Calculations.
v. The design and dimensions of all proposed ramping and access to below grade parking levels shall be able to accommodate a minimum future elevation of 3.7 NAVD for adjacent and abutting public sidewalks, streets and public rights-of-way.	Noted.
w. A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet. Provide the dimensions of the parking spaces in the second-floor plan.	Standard and ADA parking stalls have been dimensioned – see sheet 2.2.
x. Bathrooms required by the Florida Building Code, not to exceed the minimum size dimensions required under the Building Code, provided such bathrooms are not visible when viewed at eye level (5 feet, 6 inches from grade) from the opposite side of the adjacent right-of-way; for corner properties. Such bathrooms shall also not be visible when viewed at eye level (5 feet, 6 inches from grade) from the diagonal corner at the opposite side of the right-of-way and from the opposite side of the side street right-of-way. Provide a line-of-sight study showing that the proposed bathrooms are not visible from the right-of-way. The study should start at the centerline of the	See additional sheet 2.11 - Bathroom Line-of-Sight Study.

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.	
y. Provide the height of all structures located above the rooftop from the highest point of the structure to the main roof line. This includes the elevator, stairwell, canopy, bathrooms, etc.	Dimensions have been provided to all rooftop structures. She elevation and section sheets 2.1 – 2.6.
z. Provide a written narrative with responses upon final submittal.	Noted/Provided.

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.

Correction Comments:	**Notes/Comments:**
2. DRB Admin Review - Fail Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov Comments: Submit signed and sealed plans.	Noted.
Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.	Noted. Plans are submitted in two parts.
Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more. (THE ALTON UT JV LLC and GATEWAY MB LLC)	The Application form now attaches detailed charts with Applicant and Owner Corporate Disclosures of Interest down to individual interests (natural persons).
Submit owners mail labels in Excel.	Submitted and Confirmed by City Staff.
Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries. (NORTON NESIS IRREVOCABLE TRUST and GATEWAY MB TRUST)	The Application form now attaches detailed charts with Applicant and Owner Corporate Disclosures of Interest down to individual interests, including Trustee and Beneficiaries (natural persons).