Urban Robot Associates

February 25,2024
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:	PB23-0641
Job Category:	Building - Commercial – New Construction

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

This memo serves to address recent plan review comments.

Planning Department Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
01	02/06/2024				Alejandro Garavito
Provide a narrative response when addressing the following comments with page(s) location if applicable. **Response: Understood**					
Ref #	Date	Category	Subcategory	Section Code	Reviewer
02	02/06/2024				Alejandro Garavito
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 **Response: The LOI was revised to address the above-referenced code sections.**					
Ref #	Date	Category	Subcategory	Section Code	Reviewer
03	02/06/2024				Alejandro Garavito
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. **Response: The LOI was revised to note the requested variances from DRB. Plans submitted to DRB will be consistent with the PB Final Submittal plans.**					
Ref #	Date	Category	Subcategory	Section Code	Reviewer
04	02/06/2024				Alejandro Garavito
Survey: provide lot area. **Response: Lot area is shown on survey ± 8476 SF / 0.194 acres.**					
Ref #	Date	Category	Subcategory	Section Code	Reviewer
05	02/06/2024				Alejandro Garavito
Driveway width not complying of section 5.3.4. Revise **Response: Variance for the driveway width is requested**					
Ref #	Date	Category	Subcategory	Section Code	Reviewer

06	02/06/2024				Alejandro Garavito

Operational plan: Describe how is going to be the Refuse operations, trash room location, and proposed hours for refuse pick up.
Response: Hours for trash pick up are 5:00am to 7:00am

Ref #	Date	Category	Subcategory	Section Code	Reviewer
07	02/06/2024				Alejandro Garavito

Operational plan: Provide proposed Loading hours of operation.
Response: Loading hours are 7:00am to 5:00pm

Ref #	Date	Category	Subcategory	Section Code	Reviewer
08	02/06/2024				Alejandro Garavito

Parking Calculations: Clarify what is the SF for the office use, clarify the mathematical operation to obtain the required number of parking spaces per Tier1 and how many spaces the project is actually providing to ensure compliance with FAR. **Response: The property is located in Tier 2, Area 2 and the proposed uses only require 1 parking space. However, Tier 2 allows use of Tier 1 when providing parking that is otherwise exempt. Since the project provides 14 spaces, 1 is for the residential unit and 13 are for office, which is 5,200 SF at 1 space/400 SF. Therefore, 14 parking spaces required and provided. See Parking Schedule Table on sheet A-02.**

Ref #	Date	Category	Subcategory	Section Code	Reviewer
09	02/06/2024				Alejandro Garavito

Zoning Data: Item 12, provide FAR value and the square footage for Maximum and Proposed.(2.0 - x,xxx SF).
Response: Requested FAR value is added. See sheet A-02.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
10	02/06/2024				Alejandro Garavito

Zoning Data item 13 provide gross square footage.
Response: Requested GROSS value is added on item #14. See sheet A-02.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
11	02/06/2024				Alejandro Garavito

Plans: Enlarge FAR diagrams, divide this in two pages, provide all room labels and enlarge the fonts. Provide the gross square footage calculations on a separate chart.

Response: FAR diagrams are divided in two pages. Gross area diagrams are provided on two sheets as well. See sheets A-12, A-13, A-14 & A-15.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
12	02/06/2024				Alejandro Garavito

12. Zoning Data: provide future crown of the road value NGVD You can add a line or provide this information at the end of the chart.

Response: The future crown of the road is added in the end of the zoning chart. See sheet A-02.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
13	02/06/2024				Alejandro Garavito

Plans: Print a set on 11x17 and check for legibility, some texts, labels, dimensions are too small. (A-14: overlapping text, see drive isle dimension and setback). Revise

Response: Understood

Ref #	Date	Category	Subcategory	Section Code	Reviewer
14	02/06/2024				Alejandro Garavito

Plans: A-15 : provide the residential unit layout, kitchen, baths, Livingroom, bedrooms etc. without this the application cannot move forward.

Response: Requested layouts are shown in plans. See sheet A-18.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
15	02/06/2024				Alejandro Garavito

Roof plan: Restrooms, vestibule close to what it seems a mechanical area, are not a height exception above the building maximum height, remove them from this level. Provide labels for all the rooms shown on the roof plan. See resiliency code chapter 7.5.2.1

Response: The restrooms and vestibule by the mechanical area have been removed. See sheets A-22 & A-23.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
16	02/06/2024				Alejandro Garavito

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

Response: The restrooms and vestibule by the mechanical area have been removed. See sheets A-22 & A-23.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
17	02/06/2024				Alejandro Garavito

The project shall comply with section 7.2.11.9.b.3. Sunset Harbour Height Exceptions,

Response: Please see proposed roof plan and upper roof plan on sheets A-22 & A-23.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
18	02/06/2024				Alejandro Garavito

Plans: level 5 plan on page A-18 differs from plan shown on page A-19 (enclosed areas), please clarify.

Response: The plans are fixed to show correct floor plan

Ref #	Date	Category	Subcategory	Section Code	Reviewer
19	02/06/2024				Alejandro Garavito

Roof plan: per elevations, section and renderings, there is 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 new upper roof plan clearly showing covered areas, which have been included in FAR. See sheet A-23.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
20	02/06/2024				Alejandro Garavito

FAR: to obtain 2.0 FAR, more than 25 percent (25%) of the total area of a building is used for residential units. the area that is counted on the roof is not allowed. provide calculations.

Response: The roof is private and only part of the residential use, which is allowed according to the Sunset Harbour regulations.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
21	02/06/2024				Alejandro Garavito

The project shall comply with the RESILIENCE AND ADAPTATION STANDARD for non-residential first habitable level (FHL) standards; Demonstrate compliance with 7.1.2.2 (f)(1) Short Frontage Standards. provide plans and detailed section from the lobby to the street with elevation datums and detailed floor plan/s. if the project is requesting a DRB waiver it should be noted on the LOI.

Response: Please see the section showing the Short Frontage Standards on sheet A-36.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
22	02/06/2024				Alejandro Garavito

The nonresidential First Habitable Level (FHL) shall have a minimum floor-to-ceiling height of 14 feet above DFE , demonstrate compliance with this. the whole floor plate of the second floor needs to be raised to comply with this. the double height of the lobby is only a portion of this space.

Response: Lobby and the parking areas are updated to be 14'-0" high. The Applicant requests a variance from DRB to allow 14'-0" clearance to be counted from the lobby level 9'-0" NGVD (BFE +1'-0"). See sheet A-25.

Ref #	Date	Category	Subcategory	Section Code	Reviewer
23	02/06/2024				Alejandro Garavito

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. As presented the project is not complying with this per section 7.2.11.3.a.2.(2)

Response: Maximum height is 55 ft according to the Sunset Harbor Regulations without need to provide 14' above DFE, specifically 7.2.11.9.b.2.A, which supersedes 7.2.11.3.a.2.(2).

Ref #	Date	Category	Subcategory	Section Code	Reviewer
24	02/06/2024				Alejandro Garavito

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.

Response: Understood.