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VIA ELECTRONIC SUBMITTAL

April 7, 2024

Rogelio A. Madan, AICP, Development & Resiliency Officer
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33131

Re: **DRB24-1015** – Narrative Responses to First Submittal Comments

Please allow this letter to serve as the Applicant's narrative responses to first submittal comments.

1. APPLICATION COMPLETENESS

a. Provide contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).
RESPONSE: Please see sheet A404.

b. Include adjacent right-of-way widths in site plan.
RESPONSE: Please see sheet A09.

c. Provide a variance diagram for requested variance of section 4.2.9 of the LDRs (see zoning comment below regarding temporary parking lots before providing this diagram).
RESPONSE: Please see sheet A24.

d. Provide a waiver diagram for requested waivers of short and long frontage standards.
RESPONSE: Please see sheet A25.

e. Provide schematic signage program.
RESPONSE: Please see sheet A405.

2. ARCHITECTURAL REPRESENTATION

a. Include the cost of estimate under a separate cover or in the letter of intent.
RESPONSE: Please see letter of intent.

b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
RESPONSE: Please see sheet A00.

c. Final submittal drawings need to be DATED, SIGNED AND SEALED.
RESPONSE: Please Architectural and Landscape Plans.

3. DESIGN RECOMMENDATIONS

a. Staff recommends reducing number of driveways to the greatest extent possible, consistent with the requirements for driveways in the long frontage standards.
RESPONSE: Please see sheet A23 for reduced driveway width. Future redevelopment of the Property will consider reducing the number of driveways to the greatest extent possible.

b. Staff recommends minimizing the driveway width on Dade Boulevard. Since the existing drive-thru lanes are being removed, the driveway should consist of one-lane be no greater than 12 feet wide if it is one-way. This will minimize conflicts for exiting vehicles and pedestrians.
RESPONSE: Please see sheet A23 for reduced driveway width.

c. Flush and clear pedestrian paths should be provided through driveways, consistent with the short and long frontage standards.
RESPONSE: Please see sheet A23 for proposed sidewalk connectivity.

d. Provide an elevation depicting the parking lot area screening to demonstrate that parking areas, along with headlights will be screened from view. Design review criteria requires that "buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas."
RESPONSE: Please see sheet A406.

e. Consistent with Sea Level Rise and Resiliency Review Criteria, parking and other paved areas should be designed with cool and porous materials.

RESPONSE: Please see sheet A24 new parking will be paved with cool and porous materials to comply with Code.

f. Plans depict moving the sidewalk/pedestrian path along Dade Boulevard away from the curb to provide a landscape area. There is sufficient room in the setback area to provide a wider pedestrian path that is more consistent with the short and long frontage standards. Staff recommends that the pedestrian path be widened to match the width of the sidewalk on Alton Road and minimize the extent of the requested frontage standard waivers.
RESPONSE: Please see sheet A23 for proposed sidewalk connectivity.

g. Sidewalk along Dade Boulevard should be designed to connect to the sidewalk at the adjacent property (Publix).
RESPONSE: Please see sheet A23 for proposed sidewalk connectivity.

h. Provide design details on the trash enclosure. Design Review Criteria requires that "the location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties."
RESPONSE: Please see sheet A23 for trash enclosure location and details.

i. Provide details on lighting fixtures for the parking area. Lighting should be consistent with Design Review Criteria, which requires that "lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night."
RESPONSE: Please see sheet A23. LED Lighting posts proposed to reduce light pollution and provide lighting security to be designed in a manner consistent with the code and city standards.

4. ZONING COMMENTS

a. A variance diagram was provided for habitable space along Dade Boulevard; this variance is not necessary.
RESPONSE: Removed.

b. Clarify if the parking lot will be a temporary parking lot per section 5.2.10. If so, please describe the timeframe for which the lot is expected to remain. Please note, per 5.2.10.c, temporary parking lots cannot be used to satisfy required

parking. Permanent parking lots must comply with section 4.2.8, including setbacks, screening, and paving materials. If this is to be considered a permanent parking lot, the variance request and landscape plans shall be revised accordingly.
RESPONSE: Please see sheet A24. Temporary parking expected to remain for a period of time not greater than five (5) years, unless extended, from the date of certificate of occupancy. Temporary parking areas not considered to satisfy required parking.

c. Section 5.3.12 regarding temporary parking lots prohibits the use of asphalt, concrete, or other impervious surface. Driveways, drive isles, and parking spaces shall consist of pavers set in sand or similar pervious material.
RESPONSE: Please see sheet A24. New temporary parking lot will comply. Existing parking area that will be converted to temporary parking is existing to remain.

d. Provide dimensions of parking spaces to demonstrate compliance with section 5.3.2.
RESPONSE: Please see sheet A23.

e. Identify location of required loading space. Section 5.2.6 requires loading for new construction to be located internally.
RESPONSE: Please see sheet A23.

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.
RESPONSE: Noted.