March 29, 2024
PB23-0596
Plan Address: 7401-7425 Harding Avenue, Miami Beach, FL 33141
Parcel: 02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210
Description: A Conditional use approval for a mixed-use building exceeding 50,000 SF.

Planning Department Review Comments - Final Submittal

I. Transportation

The City of Miami Beach Transportation & Mobility Department is working with the applicant to resolve pending comments on the current Transportation Review for this project.

Response: Noted

II. Planning Department Review

1. Sections: provide section marks in all floor plans and provide in what direction the section is being taken.
   Response: Please find the section marks shown on plans A-14 to A-17.

2. FAR diagram and calculations: calculation subtotals differ from page A-26 and A27, in addition to this the total cannot be 90,000 SF. This site is only 30,000 SF. Revise
   Response: The Harding site total FAR area is 60,000 SF as shown on sheet A25-A-26. The total for Harding and Collins sites was removed from the sheet.

3. A-13 – Remove Collins Ave calcs for the project. Provide the percentage of the total residential use area in relation to the total building area. As per Sec. 7.2.11.3, a minimum of 25% of the total area of a building shall be used for residential or hotel units to obtain an FAR of 2.0.
   Response: Total residential area is 25% (14,772 sf), please see sheet A-13. Collins chart was removed. However, information pertaining to the total amount of residential units on Collins site, and the loading information was kept due to its relevance to this application.

4. Provide future crown of the road value on the zoning data, you can add a line at the end of the chart.
   Response: Future Road elevation value has been added to end of zoning data chart on sheet A-12, line 49.

5. Provide PAGE LOCATION for each comment being addressed. Provide a narrative response when addressing the following comments with page(s) location if applicable.
   Response: Noted.

6. Site Plan Sheet A-17: loading bays discrepancy- required loading spaces per zoning data is 4 provided is 2, all the required loading spaces shall be provided on-site. please clarify and revise.
   Response: Required loading spaces is 3, with 2 loading spaces provided on-site and 1 loading space - on Collins site. See updated calculation on sheet A-12 & A-13.

7. Parking Calculation (Sheet A-13): Include number of electric vehicle parking spaces as per Sec. 5.2.12.
   Response: The calculations are provided on parking schedule sheet A-13, 12 electric parking spaces are required. Please see electric vehicle parking spaces #13-#18 on the ground level sheet A-14, and #12-#17 on the second level sheet A-15.

8. Per property appraiser the site is composed by different lots same owners-Provide Unity of Title or Covenant in Lieu of Unity of Title in a form acceptable to the City Attorney.
Response: Noted.

9. Show location in plans, provide labels/text for long term BPS and Short term BPS, provide a separate page showing larger/detailed drawings of these bike areas.
Response: 85 long-term bicycle parking spaces in lieu of 18 required parking spaces, are provided in the enclosed storage room on the ground floor, accessible by the residents and tenants. Another 17 long-term bicycle racks based on the required parking spaces amount, are provided in the same location.
6 short-term parking bicycle racks are added to the plaza area within 50 ft from the entrance.

10. Alternative parking: Provide showers location.
Response: The showers are located on every office level (3) and on the ground floor (1).

11. Project shall comply with the Short Frontage Standards as per Sec. 7.1.2.2(e)(ii)(1). Please address provide a detailed sidewalk plan and section detail from lobby/retail to the ROW (74 street) showing all elevation datums, including Future crown of the road.
Response: Please see sheet A-34 for section detail that shows compliance with Short Frontage Standards.

12. Zoning Data: correct items #10 “Existing Height” and #11 “Existing Number of stories”. (There is an existing parking lot on this site
Response: Items #10 and #11 have been corrected under the Existing column.

13. A-12: zoning data - Provide the Future Crown of the road value ad a line at the end of the ZD.
Response: Future Road elevation value has been added to end of zoning data chart on sheet A-12, line 49.

14. Operational plan: Missing – it was not submitted this time - Specify the hours of operations for office and retail use. Provide window if time. Operational plan mentions outdoor seating; please clarify if a restaurant is proposed. Include how the carpool parking is going to be operated.
Response: Updated plan has been submitted. No restaurant use is currently proposed. The revised operational plan provides details on the management of the carpool spaces.

15. A-12: zoning data line 31: correct parking district; It is Tier 3 area c
Response: Zoning data line 31 has been corrected, please see sheet A-12.

16. School concurrency application: The Planning Department transmitted an application to MDCPS last year with 26 proposed units for both sites (Harding and Collins Avenue). Please confirm how many units are proposed on the Collins Avenue Site project, if the total amount is the same (26), The applicant can continue with the same MDCPS process (SP0223083000439) which is pending payment by the applicant. If the total of units are different, this process will be canceled. The applicant then will be required to provide separate school concurrency applications; one for this PB file and a one for the HPB file.
Response: Please see the sheet A-13 showing 18 units within the Collins site. Total for both Collins and Harding sites is 26 residential units.

17. 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.
Please provide the above information for the May PB Final submittal deadline. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Please upload files to CSS.
Response: Noted.

Show designated electric vehicle parking spaces in parking floor plans as per Sec. 5.3.6.
Response: The calculations are provided on parking schedule sheet A-13, 12 electric parking spaces are required. Please see electric vehicle parking spaces #13-#18 on the ground level sheet A-14, and #12-#17 on the second level sheet A-15.

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