

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Review Comments

Planning Board

SUBJECT:

PB17-0188 955 Alton Road fka File No. 2217

Comments Issued:

April 19, 2018 | TUI

Final Submittal CAP & Paper:

April 27, 2018

Tentative Board Meeting Date:

June 26, 2018

Staff First Submittal Review Comments

Comments Issued: **April 19, 2018 | TUI**

1. **Application:** Please provide an updated application. The exhibits from the 2014 application are probably the same, but the signatures, the attorneys and architects are not current.
2. **LOI:** Please use the 2014 LOI as a reference as to what the LOI should look like, but provide an updated version. Also, please address the Sea Level Rise and Resiliency requirements that now need to be on every land use board application (see at end.)
3. **Plans:** Please indicate on the 2nd floor plan where the area for entertainment is proposed (in case you have live performances or dance classes.)
4. **Plans:** Please do not copy pages 29-45 for the paper copies.
5. **Traffic Study:** Please do not copy pages 27-57 for the paper copies.
6. **BTR:** Please provide a copy of the current BTR for Coco Bambu
7. **Occupant content:** Please provide a copy of the occupant content issued by the Fire Department.
8. **Please do not include anything in the paper copies that you have replaced with a new version, including 2014 sound study, LOI, Labels, BTR, Radius Map.**

For the Planning Board June 26, 2018 meeting, please provide the above information for **Final submittal (CAP and Paper)** by **April 27, 2018 before 5:00 pm.** Provide a narrative and label electronic files as: Final submittal – Date – name.

The official application is what is submitted in CAP and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez.

Staff will review this Final submission and issue a notice to proceed on May 07, 2017.

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,

In your new LOI Respond to each SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA (if it is N/A, please say N/A):

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.