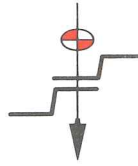


*Schwelke - Shiskin*



*& Associates, Inc.*

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August 1, 2018

Design Review Board  
Planning Department  
**City of Miami Beach**  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**RE: Surface Lot at Biscayne Beach – 8100 Hawthorne Ave  
DRB18-0283 Final Submittal  
Itemized Responses to Comments from July 24, 2018**

Dear Members of the Design Review Board:

Enclosed please find a Design Review Board resubmission package for the above-referenced project. This package includes the following items:

- ONE (1) original set of the following documents:
  - Application form with proper signatures, notarized affidavits, and disclosures
  - Signed Letter of Intent
  - Set of 11"x17" design drawings, signed, sealed, and dated
  - Survey (11"x17") signed, sealed, and dated
- TWO (2) sets of the following:
  - Certification Letter of the Mailing Labels
  - Radius Map
  - Gummed Labels
  - CD with proper Excel Format specified by the Planning Department
- FOURTEEN (14) copies of the application form, letter of intent, plans, and survey
- ONE (1) CD containing a digital version of all the documents and plans submitted

Below, please find our outlined responses to the comments received on July 24, 2018.

**DRB ADMINISTRATIVE REVIEW (Monique Fons)**

1. *Must provide a certified letter stating that the ownership list map and mailing labels are a complete and accurate representation of the real property and owners within a 375-foot radius of the subject property and stating the source of the information. National and International label count included.*

**A certified letter has been provided, as requested.**

2. *Radius map is inaccurate. A map of the subject area is required showing the subject property highlighted and indicating all properties within a 35-foot radius of the subject property.*

**A revised radius map has been provided, as requested.**

3. *Must provide a list of names and address of all property owners of land located within 375 feet of the exterior boundary of the subject property.*

**A list of names and address of all property owners located within 375 feet has been provided, as requested.**

4. *Applicant affidavit (page 8) must be completed and notarized.*

**The applicant affidavit has been completed and notarized, as requested.**

5. *The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline August 13, 2018.*
  - a. *Advertisement - \$1,500*
  - b. *Posting - \$100*
  - c. *Mail Label Fee (\$4 per mailing label) - \$ (pending # of labels)*
  - d. *Courier - \$70*
  - e. *Board Order Recording - \$100*
  - f. *Variance(s) – Pending \$*

**All fees will be paid by the City of Miami Beach Capital Improvement Projects Department. Please forward all invoices to the attention of Mina Samadi (MinaSamadi@miamibeachfl.gov) and Daniel Cevallos (DanielCevallos@miamibeachfl.gov).**

**PLANNING LANDSCAPING REVIEW (Ricardo Guzman):**

1. *Picket fence caps shall be specified to be flushed and without spikes.*

**Aluminum fence detail has been revised to show flushed caps without spikes.**

2. *Picket fence is currently specified to be 6'-0" throughout. Please note that per CMB 142-1132(h) 1, any portions of a fence within the first 2' of a front yard shall not exceed 5'. The same height applies for fences located within a rear required yard facing a waterway.*

**Plans have been revised. Picket fence to the North shall be 6'-0". Picket fence to the West shall be 5'-0".**

3. *Any required traffic lines or arrows within the decorative paver field shall be created with yellow or white paver inserts. Paint shall not be applied on paver field. Please address with a note on plans.*

**A note has been added to the pavement marking plan, as requested.**

4. *Are drainage wells #1 and 2 required to be within greenspace or could the system be designed to keep storm drainage infrastructure under hardscape. Please adjust grading and provide breaks in curbing system in order to facilitate drainage to greenspace and create water retention areas.*

**Yes, drainage wells must be in the greenspace. The rim of the drainage wells must be at 4.5' NAVD to have sufficient salt water differential to discharge the required flow rate, following the requirements Public Works has set for this project.**

**This site is already being raised slightly to design to Public Work's 3.7' NAVD crown of road criteria. The project is an inverted crown design which has edges of pavement at 3.7' NAVD and rim grades of 3.1' NAVD. To raise the rim grades to 4.5' NAVD and move the drainage wells into the hardscape would require a substantial amount of fill and create excessive difficulties for access into the site given the low elevations of the adjacent roadway.**

5. Landscape Plan needs to follow CMB Landscape Code Chapter 126. Please provide standard CMB legend on plans. Also, please be advised:
- Existing Green Buttonwood trees along the water's edge may not count towards satisfying minimum tree requirements due to their limited spacing and available spread to mature with a natural character.
  - Palm trees may not be counted towards satisfying minimum number of required canopy shade trees.
  - Street tree requirements apply to front and side facing the street. The number of street trees requirement are in addition to the minimum number of canopy shade trees required within the lot.

The landscape legend has been revised on sheet L-2, as requested. The existing green buttonwoods are not counted towards the minimum tree requirement. Palm trees are not counted towards the minimum required canopy shade trees. The number of street trees have been calculated, accordingly.

6. Indicate location of electric boxes/panels – as depicted on sheet E-5- on civil, architectural and landscape plans. Equipment shall not be visible from any public ROW or located within any required setback.

Location of electric boxes/panels have been shown on the civil and landscape plans, as requested.

7. Irrigation plans are required for building permit, not for Board level review/approval.

Comment acknowledged.

8. Provide a written narrative in response to comments.

Comment acknowledged.

**DRB ZONING REVIEW (Irina Villegas):**

1. CC resolution to waive section 126-11 (landscape requirements) and 142-106 (setback requirements) of the City code.

The first reading of the memo to City Commission was presented and approved on July 25<sup>th</sup>, 2018. The final public hearing is scheduled for the September. A copy of the memorandum has been provided.

2. C-7 (and others) future charging station must not be in required parking space (16' paved space + 2' overhang).

The future charging station has been moved outside of the required parking space. See all applicable sheets.

3. C-8 open space calculations shall be based on the required open space, not on the proposed setbacks. Revise page C-8 to indicate on each graphic, required front setback = 20'-0", required street side setback = 10'-0", required rear setback = 22'-6". Revise page C-8.

Open space calculations are based on the required setback. Labels have been added to the drawing for clarity. Calculations have been revised to account for the 20' wide entrance as requested by the Fire Department and for the new seawall being raised as requested by the Public Works Department.

4. C-11 All fences in required rear yard (last 22.5' of property) facing waterfront along rear and sides shall be no greater than 5' in height when measured from CMB grade.

The fence has been revised to be no greater than 5' in height. Please refer to Section 'A' on sheet C-11.

5. E-2 & E-3 'Service point A' should be screened by landscaping.

Service point A has been screened by landscaping, as requested.

**DRB PLAN REVIEW (Fernanda Sotelo):**

1. Proposed picket fence along North property line is currently designed 2'-0" South from the adjacent neighbor/property (reference Sheet C-10, Section "B"). Staff recommends that the proposed fence abut the neighboring CMU wall along the property line. The proposed location leaves a two-foot landscape barrier between the fences that will be difficult to maintain.

The fence has been moved to abut the neighboring wall, as requested.

**DRB PLAN REVIEW (James Murphy):**

1. DEFICIENCIES IN APPLICATION

No comment provided. Administrative comments have been addressed in the previous sections.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION – Include at least two perspectival renderings with accurate landscaping species shown.

Per discussion with Mr. Murphy via e-mail, ONE (1) street view perspective and ONE (1) aerial perspective have been provided from Hawthorne Avenue, as requested.

3. 30% REVIEW PLANNING AND ZONING COMMENTS

Responses addressed in the previous sections.

4. LANDSCAPE COMMENTS

Responses addressed in the previous sections.

Should you have any additional questions during your review of this resubmission, please feel free to contact us.

Respectfully submitted,

*Schwabke-Shiskin & Associates, Inc*

*Chi Chi Truong*

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Sustainability Coordinator

Marketing Director

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(954) 435-7010

**Resolutions - C7 AE**

# MIAMI BEACH

**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Jimmy L. Morales, City Manager  
DATE: July 25, 2018

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING TO CONSIDER GRANTING WAIVERS OF CERTAIN DEVELOPMENT REGULATIONS, BY A 5/7TH VOTE OF THE CITY COMMISSION, AFTER PUBLIC HEARING, PURSUANT TO SECTION 142-425(D), OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDR), FOR THE NEW SURFACE PARKING LOT TO BE CONSTRUCTED AT 8100 HAWTHORNE AVENUE, IN THE BISCAIYNE BEACH NEIGHBORHOOD; BY WAIVING: 1) LDR SECTIONS 126-11(A) AND 126-11(B) RELATING TO TREE ISLANDS, IN ORDER TO REDUCE THE LANDSCAPING AREAS ALONG THE SOUTHEASTERN AND WESTERN PARKING ROWS; 2) LDR SECTION 142-106, IN ORDER TO REDUCE THE REAR AND FRONT SETBACKS ALONG THE EASTERN AND WESTERN PROPERTY LINES IN ORDER TO ACCOMMODATE 28 PARKING SPACES WITHIN THE PROPOSED SURFACE LOT.

**RECOMMENDATION**

The Administration recommends that the City Commission approve the resolution.

**ANALYSIS**

On September 13, 2017, the Mayor and City Commission directed the administration to explore the opportunity to further increase parking in the Biscayne Beach Neighborhood at the property located at 81 Street and Hawthorne Avenue and gain 25 to 30 parking spaces.

The future Biscayne Beach surface parking lot (Attachment A) is located at 8100 Hawthorne Avenue and is a City owned property. A portion of this property is occupied by a city-owned sanitary sewer pump station. The parking lot design is progressing to thirty (30) percent development and is anticipated to be presented to the community in September 2018 and Design Review Board (DRB) in October 2018.

In order to maximize the parking area and obtain 28 parking spaces on this lot, a number of waivers of certain City's Development Regulations, listed below, are needed:

1. LDR (Section 126-11)

a) LDR Subsection 126-11(a) requires 8.5 feet wide landscape area for tree planting. However, in order to maximize the parking, by accommodating five (5) parking spaces and the driving lane, the area along the southeast parking right of way can only accommodate a 7.2 feet wide landscape area.

b) LDR Subsection 126-11(b) - requires one (1) landscaped area with trees within the first 90 linear feet. However, along the west parking row, in order to obtain eight (8) parking spaces, the design can only accommodate one (1) landscaping area for trees a distance of 96.2 linear feet.

2. LDR (Section 142-106)

a) LDR Section 142-106 (a) requires a front setback of 20 feet. However, due to the parking lot configuration, the eastern property line can only accommodate a 13.5 feet front setback. The reduction in the front setback is needed to accommodate a portion of a driving lane for traffic circulation.

b) LDR Section 142-106 (b) requires 22.5 feet rear set back. However, the west property line can only accommodate a 13 feet rear setback. The reduced setback will allow the City to provide eight (8) angled parking spaces and accommodate the existing City's sanitary sewer pump station infrastructure.

The requested waivers would allow construction of the maximum number of parking spaces (approximately 28) within this surface parking lot. The Planning Department staff has reviewed the project, the waiver request and is likely to support the two (2) waivers.

The future Biscayne Beach surface parking lot is currently zoned Government Use (GU), open to the general public and, pursuant to Section 142-425(d) of the City Land Development Regulations, the City Commission may waive by five sevenths vote (5/7ths), following a duly noticed public hearing advertised in the newspaper at least fifteen (15) days prior to the hearing, development regulations

"pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes."

The City Administration, based upon the direction of the City Commission, seeks the two waivers of the City's Land Development Regulations in order to provide 28 public parking spaces in the surface lot.

#### **CONCLUSION**

The Administration recommends that the City Commission approve the resolution.

#### **Legislative Tracking**

Capital Improvement Projects

#### **ATTACHMENTS:**

##### **Description**

- ▣ [Resolution](#)
- ▣ [Attachment A - Proposed Layout](#)