

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

CAPITAL IMPROVEMENT PROJECTS OFFICE

Tel: 305-673-7071, Fax: 305-673-7073

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Fernanda Sotelo-Chotel, *LEED AP*

Principal Planner

Design Review Board

1700 Convention Center Drive

Miami Beach, Florida 33139

**RE: Surface Lot at Biscayne Beach – 8100 Hawthorne Avenue
Design Review Board – Letter of Intent**

This is a project being performed under the supervision of the City of Miami Beach, Capital Improvement Projects. It is a project that the neighborhood has been requesting for a period of time.

The intent of this project is to convert an existing vacant GU lot into an approximately 28-space surface parking lot for the adjacent residents in Biscayne Beach. There is an existing sanitary lift station on-site; the remaining property is currently being used for storage.

Services and deliverables for this project includes the development of the following items:

- Permitting
- Bid and construction documents
- New drainage system
- LED lighting
- Metal-picket fencing
- Conduits for a future electrical vehicle charging station
- Landscaping
- Irrigation system

The concept for the project will be to install an aluminum picket fence around the existing sanitary lift station. The maintenance area around the sanitary lift station will be reduced to allow for the parking lot to be built around it. The one-way traffic flow has been chosen for this parking lot in order to minimize the amount of space dedicated to driving aisles, thus maximizing the amount of parking spaces and landscaped areas.

Landscape buffers are being provided around the existing sanitary lift station to screen it from public view in the parking lot. Additional landscape barriers are being provided against the single-family home to the North.

Lighting will be designed using the typical acorn light fixture as approved by the City of Miami Beach Public Works Department. The fixture will be mounted on custom poles for a total height that will not exceed 10'. The lighting design will follow residential parking lot standards and will avoid light spillage into the adjacent single-family home.

Compliance with the City's Sea Level Rise and Resiliency Review Criteria is being met through the following strategies/initiatives:

- Salvaging the existing aluminum picket fence, where possible, for re-use on this site
- Parking lot is being designed per Public Works standards to a 3.7' NAVD crown of road (or edge of pavement for an inverted crown design)
- Utilizing LED fixtures for all site lighting
- Use of pervious concrete within the parking stalls on site
- Installation of conduits for ONE (1) future electric vehicle charging station capable of charging TWO (2) electric vehicles simultaneously
- All parking stalls were designed to 16' stalls with the curb serving as the wheel stop and a 2' overhang to maximize the amount of pervious landscaped area provided on the site
- The seawall located at the west of the site will be raised to elevation 5.7' NAVD.

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.

Should you have any additional questions regarding this project, please feel free to contact me at 305.673.7071 ext. 2581 or e-mail me at minasamadi@miamibeachfl.gov.

Respectfully submitted,



Mina Samadi, PE, LEED AP
Senior Capital Project Coordinator
Office of Capital Improvement Projects