

Plans Review Comments Response: HPB20-0377
For City of Miami Beach

PROJECT NAME: GENERATOR – BUILDING E
ADDRESS: 3120 Collins Avenue, Miami Beach, Florida 33139
RECORD: March 9, 2020
PROCESS NUMBER: HPB20-0377

Key to this response list:

Sheet (if applicable) - Comment by Reviewer

Response: *description of response steps taken and all locations impacted (sheets/documents, etc.)*

HPB Zoning Review Comments
Date: 2/28/2020

Comment: 1. A total of 4 variances are required for the project. 2 variances for sign, 1 for a deck setback and 1 for hotel unit size.

Response: **These four variances are being requested. Please refer to the LOI.**

Comment: 2. Sign located on the west side of the new building does not require a variance. It only requires approval from the HPB, as the sign is above the first floor. Details of the sign shall be provided including nighttime rendering of the sign. Revise elevation legend on page A-5.6 to indicate the sign as a wall sign, not as a projecting sign.

Response: **Nighttime rendering is provided on sheet A-5.10. Elevation legend has been corrected.**

Comment: 3. Sign located on the south side of the new building requires the following variances:

- 1). A variance to install a sign on a non-street façade.
- 2). A variance to exceed the maximum sign area of zero for a sign on the south façade.

Response: **These two variances are being requested. Please refer to the LOI.**

Comment: 4. Details of the south sign shall be provided including nighttime rendering of the sign. Revise elevation legend on page A-5.7 to indicate the sign as a wall sign, not as a projecting sign.



Response: Nighttime rendering is provided on sheet A-5.10. Elevation legend has been corrected.

Comment: 5. Revise survey to indicate setback to the concrete pad and to the transformer vault installed on 32nd Street. Staff would evaluate if the installation of the transformer would require an after the fact variance.

Response: Survey was revised to indicate setback to the transformer's concrete pad.

Comment: 6. FPL transformer and all other fire-related devices installed on the property shall be screened from view, subject to the review and approval of staff and, as noted in previous order for file No. 7602.

Response: The site wall shall be extended in front of the pad-mounted transformer, and a new service gate installed to screen the transformer from view. Please refer to the enlarged transformer area plan on sheet L-1.2 and rendering on sheet A-4.5.

Comment: 7. Evidence that the location of the FPL transformer was approved shall be provided.

Response: Please refer to the attached site plan (indicating the existing location of the transformer), as approved under permit # BC0816-1406.



Urban Forestry Review Comments
Date: 2/28/2020

Comment: 1. Please address and comments from our last meeting.

Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging

Response: Please refer to the attached boundary survey with tree survey. Please refer to sheet L1.1 for Tree Disposition site plan showing all existing trees to remain, remove or relocate and their condition. This site plan shows new proposed construction along with a dashed existing building outline and existing utilities. Refer to Mitigation chart for new mitigation trees and find their locations on the site plan. A note has been added stating all areas affected by construction-related activities such as access routes to the property and staging will be done by the GC at a later date prior to Permit Set submittal.



HPB Plan Review Comments
Date: 2/28/2020

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

Comment: a. Historic resources report – provide an updated narrative regarding the recently completed work.

Response: **An addendum has been added to the attached historic resources report with a summary of the completed improvements.**

Comment: b. Provide demolition plans and elevations.

Response: **Existing plans and elevations are provided on sheets A-3.2 & A-3.3, with a note indicating that Building B (and the pergola structure) is proposed to be demolished in its entirety.**

Comment: c. Provide a rendering from Indian Creek Drive at eye level.

Response: **Provided on sheet A-4.4.**

Comment: d. Provide written confirmation from the Fire Department that open stairs will be permitted.

Response: **Please refer to the attached email from Jorge Clavijo at Fire Prevention.**

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

Comment: a. Staff is concerned about the impact of the new building on the existing house structure. Staff recommends exploring shifting the new building further south or shifting the upper floors towards the south. Columns could be added at the ground level if the cantilever is too great without impacting the FAR at the ground level.

Response: **We propose shifting Building E southwards by an additional 3'-9", so that its north wall on the ground floor aligns with the northernmost wall of Building A. Please refer to the revised site plan on sheet A-5.1.**

Comment: b. Staff recommends further developed photo realistic renderings.

Response: **Photo-realistic renderings will be provided as a supplement to the final submittal, to be presented at the hearing.**



Planning Landscape Review Comments
Date: 2/28/2020

Comment: 1. Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms that are a minimum of ten feet in height and 3 inches in diameter (DBH) for trees and a minimum of 4 inches in diameter (DBH) for palms. Include a copy of the Tree Survey with the Landscape Plans.

Response: **Please refer to the attached boundary survey with tree survey.**

Comment: 2. Refer to the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH).

Response: **Tree Mitigation chart has been revised to new city requirements.**

Comment: 3. Determine the number of replacement trees required and list and show them on the proposed planting plans.

Response: **Refer to Mitigation chart for replacement numbers.**

Comment: 4. Also, refer to Chapter 126 entitled Landscape Requirements. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.

Response: **Note has been added to plan stating that THE SCOPE VALUE OF THE WORK PROPOSED IS LESS THAN 50% OF THE VALUE OF THE EXISTING BUILDING. THEREFORE, NO LANDSCAPE LEGEND FORM IS REQUIRED.**

Comment: 5. Provide the Landscape Legend form permanently affixed to the Landscape Plans, in order to show compliance with the Ch. 126 landscape requirements.

Response: **Note has been added to plan stating that THE SCOPE VALUE OF THE WORK PROPOSED IS LESS THAN 50% OF THE VALUE OF THE EXISTING BUILDING. THEREFORE, NO LANDSCAPE LEGEND FORM IS REQUIRED.**

