

**HPB20-0448 Collins Park Artist Workforce Housing  
First Submittal Review Comments / Final Submittal Responses**

ENVIRONMENTAL  
Not reviewed

URBAN FORESTRY  
Not reviewed

**HPB ZONING**

1. Survey provided does not include total area of unified site. It only indicates the area of the north portion of the site.

**Corrected. Refer to the submitted updated consolidated Survey which shows the total area of the unified site.**

2. Traffic study submitted does not address loading access and exit to the site.

**Corrected. Refer to the submitted updated Traffic Study (in Supplemental Information) which includes the loading access and exit to the site.**

3. Clearly indicate loading space location. The vehicular maneuvering for loading is insufficient. A vehicular circulation and maneuvering diagram is required.

**Corrected. Refer to the revised Ground Floor Plan in the Architectural set, Sheet A-1.00, which shows two loading spaces and new vehicular circulation/maneuvering diagram. Applicant is seeking a variance for the third required loading space.**

4. Provide an operational plan for loading operation, trash pick-ups. Indicate size of trucks and hours of operation.

**Corrected. Refer to the Operational Plan in Supplemental Info.**

5. The driveway requires a 22'-0" width. A variance is required or a waiver from the City Commission.

**Noted. Applicant is seeking a variance to allow 16'-0" width.**

6. Canopy at the roof is not allowed. Only a trellis structure more than 50% open is allowed.

**Corrected. Refer to revised Roof Plan in the Architectural set, Sheet A-1.05, which now shows a trellis structure more than 50% open.**

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7. The project has loading requirements for the uses proposed. Note that evidence of how the required parking and loading is satisfied shall be submitted to the Planning Department before obtaining final planning approval.

**Noted. Re: parking requirement: as per the Development Agreement between the City of Miami Beach and Applicant Servitas, LLC:**

**Item 24. Parking Passes for Workforce Housing Unit Tenants. As Part of the Ground Lease, the City will provide access to up to fifty-eight (58) monthly parking passes at the Collins Park Garage located 340 23rd Street, with the monthly parking passes available for purchase by the Project's workforce housing residents, the then applicable rate, on a first-come-first-served basis.**

**Re: loading requirement: Applicant is seeking a variance to allow for a reduction of the number of loading spaces.**

**PUBLIC WORKS - LUB REVIEW**

1. Revocable permit will be required for the proposed metal canopy that encroaches into 23rd Street public right of way prior to TCO.

**Noted. Applicant will apply for revocable permit for the canopy.**

Recommendation(s)

Notes:

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

**Noted. Project will be designed to comply with stormwater code requirements.**

**HPB ADMIN REVIEW**

1. Alternative owner affidavit must be signed.  
**Noted and done. Signed alternate owner affidavit has been submitted.**
2. Full disclosure must be provided.  
**Noted and done. Signed full disclosure form has been submitted.**
3. All fees must be paid by 4/14/2021  
**Noted and done. All fees have been paid by Applicant.**

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**HPB PLAN REVIEW**

**1. ZONING**

Several aspects of the project do not comply with the Land Development Regulations. City Commission waivers can be sought in lieu of requesting variances.

**Noted. Applicant is requesting variances to address non-compliant aspects of the proposed project.**

**1. DEFICIENCIES IN PRESENTATION**

- a. Identify the finish of the ground level columns.

**Noted and done. Refer to Architectural set, Sheet A-2.00, which identifies smooth stucco as the finish of ground level columns.**

- b. Provide details of the projecting canopy.

**Noted and done. Details of projecting canopy can be found in the Architectural set, Sheets A-3.50 and A-3.51.**

**2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)**

- a. Staff recommends the applicant present only one color option for the rear façade.

**Noted and done. Package includes only one version for the rear façade. Refer to Architectural set, Sheets A-4.03 and A-4.04.**

- b. Staff recommends further refinement of the window placement within the cutout from the 2nd to 4th floor. One window is halfway between the balcony slab and the other two windows overlap each other.

**Noted and done. Refer to Architectural set, Sheets A-3.00 and A-3.01.**

**TRANSPORTATION – LUB REVIEW**

1. Bicycle Parking has not been provided as part of this study. Long term and short term bicycle parking must be provided.

**Noted and clarified. Bicycle parking has been provided but was not clearly labeled. Refer Architectural set, Sheet A-1.00.**

2. Loading operational plan must be submitted as part of this report. The current circulation proposing to allow a back-in or back-out operation for

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delivery vehicles is not conducive to pedestrian and bicycle safety and will be disruptive to the local traffic circulation.

**Noted and clarified. Back-in/back-out operation is not being proposed. Refer to Operational Plan within Supplemental Information.**

**PLANNING LANDSCAPE REVIEW**

1. Refer to the Chapter 46 Tree Preservation ordinance for tree replacement/mitigation requirements and related plans required.

**Noted and done. Submitted landscape plan reflects City requirements and complies with the Chapter 46 Tree Preservation ordinance.**

2. Provide a Certified Arborist's Tree Evaluation Report that includes the condition analysis of existing trees and palms.

**Noted and done. Per Urban Forestry, Arborist Report provided for all trees 12" dbh or greater. Analysis for all other trees is provided on the Tree Disposition Table.**

3. Refer to and provide the approved CMB tree protection fence detail. Plastic mesh is prohibited.

**Noted and done. CMB approved fence detail has been added to the landscape plans.**

4. Refer to the Chapter 126 Landscape Ordinance minimum landscape requirements. Refer to the plans required and also provide the CMB landscape legend form.

**Noted and done. CMB landscape legend has been provided on the plans and reflects the requirements in Chapter 126 landscape ordinance.**