

HPB #21-0470

Address: 803 2 St. Miami Beach, FL 33139

First Submittal Comments

1. HPB Zoning Review – Irina Villegas

Comments: Comments issued on June 25

1. Indicate grade elevation in survey. Front is determined at 2nd Street, as the narrowest side.

Please see the updated survey with the attachments in the portal.

2. Clearly indicate all setbacks on floor plans. Include setbacks to projections into the required yards.

Setbacks are noted in Floor Plans A-0.11, A-1.0, A-1.2, & A-1.3.

3. Provide a roof plan showing clear location and dimensions of trellis structure at the roof level.

Trellis was replaced by a retractable canvas awning. Please see roof plan A-1.3.

4. Kitchen counter is not an allowable height exception. When kitchen counter is proposed, the building height is measured to the top of the counter. Provide a section drawing showing building height. As proposed, the project exceeds the maximum building height allowed of 40'-0".

Kitchen counter was removed. Please see roof plan A-1.3.

5. Provide height of perimeter fence measured from grade.

Please see Floor Plan A-1.0 notes for the perimeter fence heights.

6. Required open space diagram is not clear. Areas shall be open and unobstructed to the sky. Ground floor areas covered above do not count, planters covered above do not count and mechanical roof areas do not count as open space. Deck area and planters at the roof with trellis will count as open space.

Open space diagrams was updated and clarified. Please see A-0.13.

2. Urban Forestry Group Review – Omar Leon

Comments:

We are concerned with the impact of the proposed building in relations to the specimen Calophyllum tree on Meridian. A 3d plan shall be created to study the impact of the construction on the tree. An Arborist report shall be provided for review to include special instructions on how to preserve this tree through all phases of construction. This language shall be incorporated into the General Notes of building plans.

Please see the arborist report attached in the portal. Please see the section, A-4.0 for a view of the tree and the project.

3. Public Works - LUB Review – Not Reviewed – Aaron Osborne

4. HPB Admin Review – Monique Fons

Comments: Comments issued by 6/25/21

The application is missing and must be uploaded for further review.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 7/12/2021

1. Advertisement - \$1,544
2. Posting - \$103
3. Mail Label Fee (\$5 per mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 103
6. Variance(s) - \$772 p/variance
7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 7/14/2021

All fees will be paid by 7/14/2021.

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 7/5/2021, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).

A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off - anything larger than 15MB will not be accepted.

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.(Attn: Planning Department – Monique Fons)

Please email label documents in excel format.

Should you have any further questions, please contact me.

[moniquefons@miamibeach.gov](mailto:moniquefons@miamibeach.gov)

Required documents will be submitted.

5. HPB Plan Review – James Seiberling

Comments: First Submittal: June 14, 2021

Comments Issued: June 25, 2021

Final Submittal & Formal Submittal (CSS): July 6, 2021 Notice to proceed issued: July 12, 2021

Agenda finalized & all fees paid by: July 14, 2021

Tentative HPB meeting agenda date: September 13, 2021

SUBJECT: HPB21-0470, 803 2nd Street.

Please provide a narrative response to the comments listed below.

1. DEFICIENCIES IN PRESENTATION

- a. Indicate in the LOI the approximate valuation of the proposed project.

The approximate valuation of the proposed project is indicated in the LOI. Please see the LOI in the attachments in portal.

- b. Indicate in the LOI the gross square footage of the project.

The gross square footage of the project is indicated in the LOI. Please see the LOI in the attachments in portal.

- c. Provide a fully dimensioned demolition plan.

Please see the Demolition plans and As-Built plans with dimensions in the presentation.

- d. Provide fully dimensioned demolition elevations.

Please see the Demolition elevations and As-Built elevations with dimensions in the presentation.

- e. Provide line drawn proposed context elevations.

Please see the context elevations in A—2.0 and A-2.1.

- f. A summer kitchen is not an allowable height encroachment.

The summer kitchen was removed, please see the roof plan in A-1.3.

- g. Provide a building section.

Please see A-4.0.

- h. The roof deck railing type is inconsistent throughout the plans. Elevations show glass, axo drawings show solid planter, renderings appear to show both. Please clarify.

Please see renderings, rendered elevations and axonometrics. There are solid planters behind the glass railings.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends exploring the use of a more sustainable cladding material in lieu of the teak wood.

We will explore other options and work with staff for an acceptable alternative.

- b. Staff recommends the elimination or substantial reduction of the rooftop trellis feature

The trellis was redesigned with a retractable canvas awning in lieu of fixed trellis to reduce the appearance of the rooftop trellis structure.

\*\*\*End of Comments\*\*\*