

HPB PRE-APP COMMENTS REPONSE



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PROJECT: Sagamore Ritz – 1 Lincoln Road Miami Beach 33139
PROCESS #S: HPB
DATE: 2021.09.07
PURPOSE: City of Miami Beach HPB

CHECKLIST ITEMS:

HPB ZONING REVIEW

Comment (#15): Provide detailed drawings of the existing and proposed improvements in the Oceanfront Overlay (50'-0") from Bulkhead line showing compliance with all requirements. Calculations and diagrams provided on page L-1.11 are not clear. The area shall be fully dimensioned.

Response: *Noted. Please refer to Sheet L-1.11. The Rear Yard Pervious and Open Space Diagram has been further developed and dimensions depicting the extents of the Ocean Front Overlay and Dune Preservation Overlay are included. Additionally, a "Rear Yard Structures Area Diagram has been added depicting the extent of structures and walkways in the rear yard overlays.*

Comment (#16): Provide detailed drawings of the proposed improvements in the Dune Overlay district showing compliance with all requirements.

Response: *Noted. Please refer to Sheet L-1.11. The Rear Yard Pervious and Open Space Diagram has been further developed and dimensions depicting the extents of the Ocean Front Overlay and Dune Preservation Overlay are included. Additionally, a "Rear Yard Structures Area Diagram" has been added depicting the extent of structures and walkways in the rear yard overlays.*

Comment (#17): A separate diagram showing calculations of maximum area allowed for structures in the rear yard (100'-1") from the erosion control line shall be provided. Building, structures, cabanas cannot exceed 30% of the total area, separately decks cannot exceed 30% of the total area. Walkways with a maximum 44" are allowed and count as open space. 4'-0" around the pool count as open space, pool water count as open space.

Response: *Noted. Please see "Rear Yard Structures Area Diagram" on Sheet L-1.11.*

Comment (#18): Provide finish floor elevation of all structures, decks, walkways, etc in the Oceanfront and Dune overlay districts.

Response: *Noted. Please refer to Sheet L-1.10. with general finish floor elevations.*

Comment (#21): It is not clear location of the structures noted on pages A6.05 and A6.06. Detailed plans shall be provided indicating setbacks to the edge of the structure.

Response: *Noted. Please refer to architectural drawings.*

PLANNING LANDSCAPE REVIEW

Comment (#2): Specify plant materials and provide quantities for all listed as TBD.

Response: *Noted. Please refer to Sheet L-3.15*

Comment (#3): Provide a narrative with responses to all comments.

Response: *Noted. Narrative is being provided.*

Comment (#1): Refer to Chapter 46 Tree Preservation ordinance for tree protection and tree removal/mitigation requirements.

Response: *Noted. There are no trees designated to be removed, therefore there is no mitigation required. There are existing palms to remain and for which the tree protection details are provided on Sheet L-3.30.*

Comment (#2): Refer to Chapter 126 Landscape ordinance for minimum landscape requirements.

Response: *Noted. Please refer to City of Miami Beach Landscape Legend on Sheet L-0.00A. We believe that all landscape requirements are being met at this time.*

Comment (#3): Revise the landscape plans and landscape legend form (required column) as follows:

- a. Lot trees: 133.28 (134 lot trees minimum rounded).
- b. 33 street trees minimum ok.
- c. 167 total trees required minimum x 12=2004 shrubs minimum and 200 large shrubs minimum.

Response: *Noted. Please refer to City of Miami Beach Landscape Legend on Sheet L-0.00A. Please note that for this project, the number of shrubs required should be based on the number of site trees (134) and not including street trees. Most of the street trees (Palms) are on the ROW and or Easement like the Lincoln Rd. beach access which belong to the city.*

Comment (#4): Summarize (chart) the total numbers of existing trees to remain (credited), existing palms to remain (not credited), proposed trees (credited), and proposed palms (not credited).

Response: *Noted. Please refer to Sheet L-3.15.*

Comment (#5): Dune Preservation Overlay Zone: Proposed understory shrubs and plants in this area shall not exceed 36 inches in height. This area shall be planted with species that do not exceed 36 inches in height and do not need to be maintained and clipped periodically. At a minimum, 50% of the rear yard along the rear property line needs to be transparent with plant materials that would naturally not exceed 36 inches in height. View corridors shall be graphically identified and dimensioned on the landscape plans.

Response: *Noted. Please refer to Sheet L-3.10. View corridors have been depicted with dimensions and plant material not to exceed 36" has been specified in these areas.*

Comment (#6): Promenade linkage/walkway connectors to the public beach walk shall be constructed of wood materials (refer to beach access from pool).

Response: *Noted. Please refer to Sheet L-3.10 and graphic legend. Walkways are depicted as wood.*

Comment (#7): Trellis structures shall comply with Sec. 142-774 Structures permitted.

Response: *Noted. Structure comply with setbacks.*