

PLAN CORRECTION REPORT (HPB21-0483)RESPONSES

PLAN ADDRESS:

833 6 St Miami Beach, FL 33139-6319

PARCEL:

0242030094820

DESCRIPTION:

The applicant is requesting approval for the demolition on the existing South Shore Community Center Building, and for the construction of a new Fire Station 1 facility ; the implementation of this project requires waivers as listed on the attached documents included with the application.

VALUATION:

\$12,971,555.00

SQUARE FEET:

29,369

Submittal Intake Version:

1 Date Received: 09/21/2021 Date Completed

1 Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

HPB Zoning Review - Fail

Comments: Comments issued on October 1.

1. Area of alley between the main sites shall be included in the survey. Provide legal evidence that his area can be used for development.

[Vacancy of Alley will be confirmed prior to issuance of all Permits.](#)

2. Update survey to be less than 6 month old at the time of application.

[Per HPB officer Debora Tackett , the survey dated 2021 01 08 is ok to include for the final submittal.](#)

3. Grade for the property is the average of the grade elevation on the sidewalk at both fronts. Staff calculations for grade is approximately 3.28' NGVD. Revise zoning information.

[Refer to updated zoning information, architectural sections and elevations for the average grade elevation reference.](#)

4. Indicate property lines on elevation and section drawings.

[All Architectural elevation and sections have been updated with to show the property line and setback line references.](#)

5. Existing parking spaces cannot be retained with 16'-0" in depth. Required depth of parking spaces is 18'-0". Removing landscape adjacent to parking spaces and providing grass could be proposed.

Lightpoles shall be removed too or a waiver for parking dimensions is required.

- [Architectural site plan has been adjusted to show the 18' parking stall dimension \(including 2' of landscape are for the car overhang beyond the wheel stop.](#)

- Parking lot Lighting poles have been setback 7.5' from property line. The proposed location between parking spaces will be allowed per Land Development code Sec 130-61(3).
3) The length required for all parking spaces shall be measured on an axis parallel with the vehicle after it is parked. **The width required for all parking spaces is to be column-free clear space, except for those standard perpendicular off-street parking spaces immediately adjacent to a structural column within an enclosed parking structure which may have a width of eight feet.**

6. The required interior side setback for parking is 8% of the lot width or 12'-0". The required interior setback for the building is 50'-0" as per section 142-1131(d). The street side setback for the building is 8% of the lot width or 12'-0" and shall be measured to the exterior edge of the entrance columns facing 6th Street.

- Setbacks for the side interior will be updated to 12' for parking and building
- 50' side interior setback as per Land Development Code Sec 142-1131(d). does not apply to this proposed facility, the Fire Station is not a public building used for meetings in A residential district. Confirmed via email by HPB staff.

Sec 142-1131

(d)Minimum side yards, public and semi-public buildings. The minimum depth of interior side yards for schools, libraries, religious institutions, and other public buildings and private structures which are publicly used for meetings in residential districts shall be 50 feet, except where a side yard is adjacent to a business district, a public street, bay, erosion control line or golf course, and except for properties that have received conditional use approval as a religious institution located in the 40th Street Overlay, in which cases the depth of that yard shall be as required for the district in which the building is located. In all other cases, the side yard facing a street shall be the same as that which is required for the district in which the lot is located.

- **An HPB waiver of Land Development Regulations Section 142-156 Setback Requirements to allow a 0' setback along the side facing a street on 6th street only where 12' is the minimum required.**

This waiver request allow for the reuse of one of the existing concrete entry canopies as part of the design components for the new fire station. Additionally, this allows for the access steps, and platform/walkway on the street side to exceed 25% of the required yard. The canopy columns will be located 5'-8" from the property line, the concrete canopy extends to the property line. The walkway and steps planters extend to the property line. These design elements are provide as part of our design coordination with HPB staff to maintain existing elements and recreate design features of the existing facility.

7. Revise zoning information to reflect correct setbacks.

Zoning information has been updated to as per comments provided.

8. The maximum yard elevation in the front yard is 7.13' NGVD, the future adjusted grade. Access ramp cannot exceed this elevation at 20'-0" front setback. If the ramp exceeds this elevation up to 3'-0", a variance/waiver from the maximum yard elevation is required. If the ramp exceeds 3'-0" at 20'-0" setback, a front setback variance/waiver is required for each front.

Refer to sheet **39** for reference showing the proposed ramp highest point within setback is 4" below 7.13' NGVD

9. Provide details and dimensions of proposed sign. Sign shall comply with maximum area allowed. When located at the second floor a waiver from the HPB is required.

Refer to new sheet **43** Signage Diagram for the requested dimensions, maximum area and details for the proposed building signage.

CPS commercial regulations as per Land Development Section 138-16 – Wall Signs, are allow for all front as per HPB staff confirmation.

10. The access steps, and platform/walkway on the street side cannot exceed 25% of the required yard. Staff would recommend including all structures as part of the waiver for the setback on the street side yard.

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11. Missing FAR drawings. Provide area calculation and shaded diagrams showing areas counted in FAR. Refer to updated sheet **31** for updated floor plan, site plan diagrams showing the areas counted as F.A.R.

12. Finish surface of parking lot shall comply with Sec. 133-50. - Criteria. (11) (12)

- Refer to updated sheet **28** Site plan for proposed areas to include porous pavement material (all exterior parking stall for public parking and Fire station parking.
- The access driveway area that connects to Meridian Court will be asphalt pavement be coated with photocatalytic titanium oxide to reduce the effects of Urban Heat Islands (UHI). This information has already been provided with the initial letter of intent.

13. Flagpole shall comply with a minimum 10'-0" street side setback, see section 138-60 c) (1).

Refer to updated Site Plan sheet **28** for flag pole location beyond the minimum 10' setback requirement per Land Development Code 138-60 c) (1).

14. Fences adjacent to the street property lines cannot exceed 5'-0" from grade elevation within 2'-0" from property line, the fence/railing can be increased 1 foot in height per 2'-0" of setback up to a maximum of 7'-0" from grade when located within required yards.

Refer to updated sheet **28** Site Plan sheet for updated fence height references as per Land Development Code Section 142-113(h)(a)(b).

15. Light poles along the parking area shall be setback 7'-6", see section 142-1132(k).

Refer to updated D-100 Site Plan sheet for updated light pole setback per Land Development Code Section 142-113(k).

16. Maximum height of light poles located in required yards is 10'-0" from finish grade elevation.

The poles that will be specified for this project will be no higher than 10' as per the Maximum height required by Land Development Code Section 142-113(k)(1).

17. Lighting from light poles along the interior side property line cannot project outside property lines. Exterior lighting will be designed to meet all code requirements as per Land Development Code Section 142-113(k)(2).

All light from light poles shall be contained on-site or on any public right-of-way as required by the city Code.

18. Although light can project onto the right-of-way, staff would recommend that due to the closeness to residential district, all light be contained on site.

Acknowledged – A photometric plan will be included with permit drawings to show lighting levels as per this requirement.

19. A solid wall screening parking lot shall be provided.

Refer to new sheet **43** for proposed picket fence 7' high with a 4' solid panel to shield vehicle headlights along the north edge of the property adjacent to residential district RM-1.

20. Area fronting streets shall be redesigned to provide more active areas in order to satisfy the requirement for active uses screening parking, section 142-156(b)(1).

Refer to Site Plan **28**, Proposed Elevation and Renderings showing the location for a concrete bench along the parking area east of the elevator foyer. Per HPB Staff review, the proposed concrete bench and planter meets the criteria for active use per Land Development Section 142-156 (b) (1).

2 James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov

HPB Plan Review - Fail

Comments: First Submittal: September 20, 2021

Comments Issued: October 1, 2021

Final Submittal & Formal Submittal (CSS): October 11, 2021

Notice to proceed issued: October 18, 2021

Agenda finalized & all fees paid by: October 20, 2021

Tentative HPB meeting agenda date: December 13, 2021

SUBJECT: HPB21-0483, 833 6th Street.

Please provide a narrative response to the comments listed below.

1. DEFICIENCIES IN PRESENTATION

a. Provide the vacation information for the alley that bisects the site.

Vacancy of Alley will be confirmed prior to issuance of all Permits.

b. Provide elevation drawing and rendering after future street raising.

Refer to sheets **76-81** for future street raising concept modifications.

- New elevated sidewalks along lawn areas where existing trees are located need guardrails to avoid raising the 51-56 existing grade in order to protect the trees.
- Portions of the sidewalk along the ramps will be extended into the ramp area with a material similar to the proposed concrete with seashell aggregate for the ramps.
- Areas with new landscape can be sloped to reduce the need for guardrails along the raised sidewalks.
- Main entrance along 6th street will be modified to received a new entrance ramp to the right of the canopy.

c. Show ground/floor elevations on all site plans and floor plans.

Refer to updated site plan, floor plan sheets for proposed elevations in NGVD format.

d. Provide pedestrian level renderings

Refer to new sheets **51-56** for pedestrian level renderings as requested.

e. Provide a sheet with color photos of the proposed material samples and finishes.

Refer to new Sheet **44** Material Selection for the proposed project materials.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends that the exit ramp be narrowed in width similar to the entry ramp.

The proposed exit ramp width is an specific Fire Department requirement for vehicles maneuvering, and to maximized the speed of responses for emergency services.

Additionally, a narrower exit width will increase maintenance cost on all apparatus steering and suspension systems as per fire department experience.

b. Staff recommends that the south corner of the entry ramp be eliminated and aligned with the exit ramp.

Refer to updated site plan, building elevations and section showing the updated design with the removed portion of the ramp.

c. Staff recommends that the apparatus bay be lowered by a minimum of 1'-0" to reduce the effect of the ramping.

The minimum headroom for ADA parking stall of 8'-6" will be affected if the apparatus bay is lowered by 1'. The structure required for the apparatus bay is 34" in depth, including a 10 " slab and 24" inch beams below it. This provides a headroom of 9'-0" . The additional 6 inches will accommodate interior driveway slopes, plumbing, electrical and or deeper beams as per final design.

d. Staff recommends further development of 'active' use screening for the storage area fronting 6th Street.

Refer to Zoning comments #20 for active use proposed design elements.

3. Mitche Dalberiste Ph: email: MitcheDalberiste@miamibeachfl.gov

Environmental Review – Not Reviewed

4. Elizabeth Estevez Ph: email: ElizabethEstevez@miamibeachfl.gov

Parks Department Review - Not Reviewed

5. Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

HPB Admin Review - Fail

Comments: COMMENTS ISSUED BY 10/1/21

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 10/18/21

1. Advertisement - \$1,544

Owner to provide payment

2. Posting - \$103

Owner to provide payment

3. Mail Label Fee (\$5 per mailing label)

Owner to provide all mail label fees

4. Courier - \$ 70

Owner to provide payment

5. Board Order Recording - \$ 103

[Owner to provide payment](#)

6. Variance(s) - \$772 p/variance

[Owner to provide payment](#)

7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft

[Owner to provide payment](#)

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 10/20/21

[Acknowledged – Owner will provide all required fees](#)

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 10/11/21, before 12 p.m. (Tardiness may affect being placed on the agenda):

[Acknowledged](#)

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.

[Acknowledged](#)

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.

[Acknowledged](#)

- 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 certifying 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.).

[Trip Generation Analysis showing that the station generates less trips than the existing facility.](#)

- 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 20MB will not be accepted.

[A USB Drive is provided for all digital documentation.](#)

- 14 Copies of all original documents

[1 original signed and sealed and 14 copies of the following documents are provided:](#)

[00 Transmittal sheet](#)

[01 Checklist](#)

[02 Letter of Intent](#)

[03 Letter of Intent Waiver Diagrams and Harmonization](#)

[04 Historical Preservation Board Final Submittal](#)

[05 Historical Resource Report](#)

[06 Property Survey](#)

[07 Plan Correction Report Responses](#)

[08 Trip Generation Analysis Report](#)

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.

6. Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Urban Forestry Group Review - Not Reviewed

7. Monica Beltran Ph: email: MonicaBeltran@miamibeachfl.gov

Parking - LUB Review - Not Reviewed

8. Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov

Public Works - LUB Review - Not Reviewed

9. Julio Blanco Ph: email: JulioBlanco@miamibeachfl.gov

Police - CPTED Review - Not Reviewed

10. Firat Akcay Ph: email: firatakay@miamibeachfl.gov

Transportation - LUB Review - Not Required

11. Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov

Building Dept – DRC Review - Not Reviewed

12. Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Planning Landscape Review - Fail

Comments:

1. Provide a tree survey prepared by a Professional Land Surveyor listing the types of existing trees and palms including their sizes.

[Refer to Survey provided with first submittal that included the tree locations, types and dimensions.](#)

2. Refer to the Chapter 46 Tree Preservation ordinance for the tree protection and tree replacement/mitigation requirements.

[Acknowledged. Please refer to the following sheets for information requested:](#)

- [sheet 68: Tree and Palm Mitigation Calculation Data Charts and respected replacement species](#)
- [sheet 70: Tree Mitigation Plan](#)

3. Refer to the Chapter 126 Landscape ordinance for the minimum landscape requirements and plans required. Note that all

landscape plans are to be prepared by a landscape architect, licensed in the State of Florida.

[Acknowledged. Please refer to the following sheets for information requested:](#)

- [Sheet 69: Planting Schedules, code requirements for required vs provided trees, and proposed off-site planting schedules.](#)
- [Sheet 71: Canopy Planting Plan](#)
- [Sheet 72: Understory Planting Plan](#)

13. Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov

Fire Review – Pass

Consultant : Wannemacher Jensen Architects, Inc.



Jason Jensen AIA,
President