

# PERKINS+WILL

April 11, 2016

Revision: April 29<sup>nd</sup>, 2016

(Response to recent comments on the last page of this document in blue for clarity)

Miami Beach Planning Department  
Design Review board  
1700 Convention Center Drive  
Miami Beach,  
FL 33139

**Re: 1600-1634 Alton Road (1212 Lincoln Road) DRB File Number 23259**

Dear reviewer:

Please see below responses to your comments issued on 03/07/2016 relative to the submittal before the design review board of the 1212 Lincoln Road project consisting of Hotel, market and parking garage. The numbered list below corresponds to the numbering issued in the Staff First Submittal Review Comments document.

**2-a)** Photographs are now enlarged per requirements with key plans for reference.

**3-** Lot area is now provided in the survey.

**1 through 6:** Further refinements were made to the sections and floor plan on sheets A00-01A and A00-01B. Variance numbering convention follows the one indicated in the comments.

- b) Two separate variance requests for front setbacks (4 and 5) are indicated on section 4 of sheet A00-01B.
- c) Three separate variance requests for rear setback (1A, 1B and 2) are indicated on section 4 of sheet A00-01B.
- d) Side setback has now been adjusted (section 2 on sheet A00-01B, request No. 3).
- e) Required rear setback has now been changed to 5'-0".
- f) Setback is now shown for driveway on sheet A00-01A.
- g) Setbacks are shown for all recessed areas on SHEET A00-02.
- h) Loading spaces are now clearly identified on SHEET A00-02.
- i) Sheets A00-01H, A00-01I and A00-01J (HOTEL AREA DIAGRAMS) demonstrate compliance with 25% minimum.
- j) Existing to remain area is included in FAR calculations (see sheet Zoning Data on SHEET A00-00). Also, FAR diagram from Level 01 has been updated reflecting in darker yellow shade the contributing existing to remain area (SHEET A00-01C).
- k) Sheet A00-01G- HOTEL UNITS demonstrate compliance with the minimum required by Code.
- l) Striping of ramp lanes is now shown in plans. Reverse lane now shows stripping.
- m) Survey now shows total lot area and this area match the FAR calculation shown in Zoning Data table on SHEET A00-00.

- n) Temporary bar structure was removed from roof plan.
- o) SHEET A00-10 shows compliance with CODE (Floor plans 2 and 3).
- p) Building elevations and sections identify heights of structure above height limit.
- q) Heights are now shown in NGVD.

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- a) Lines have been removed.
- b) Section marks are now shown in floor plans.
- c) Floor plans now show anticipated location of bathrooms within guest rooms in the hotel.
- d) Upper parking level now shows paving pattern as requested. These patterns are integral to the overall branding strategy reflected on the walls and soffit of the parking garage volume. It is anticipated that further development on these patterns will occur as the design development continues with the input of the branding experts (refer to sheet A00-10).
- e) The west elevation indicated shields along ramps and in front of parking spaces.
- f) Screening for the parking garage is now shown depicting two options. Refer to SHEET A00-012B and SHEETS A00-24 and A00-25.

RESPONSES FROM LANDSCAPE ARCHITECT

- a) Existing Royal Palms facing Lincoln Rd should be relocated and replaced with Canopy Shade Trees spaced 20' o.c. inclusive of Silva Cells subject to the review and approval of Planning staff and the City of Miami Beach Urban Forester. **Royal Palms have been replaced with Mahogany street trees spaced 20' o.c. inclusive of Silva Cells. See Sheet L100.**
- b) Design of crosswalks should be consistent with the design of the CIP City Center ROW Project. An additional East-West pedestrian cross-walk should be provided on the north side of the Lincoln – Alton Rd intersection. **Crosswalks designed consistently with CIP City Center ROW project. Additional East-West pedestrian cross-walk noted to be included. See sheet L100.**
- c) Silva Cells should be specified for the street trees facing Alton Rd. **Silva Cells have been specified for the street trees facing Alton Rd. See Sheet L100.**
- d) Provide cross section of rooftop planters and make sure adequate rooting space is provided for large trees as proposed. **Cross section of rooftop planters has been provided showing 3 foot depth for trees proposed. See sheet L102.**
- e) Landscape plans for garden area identified on Sheet A00-07 was not provided. **See sheet L101 for landscape plan of garden area identified on Sheet A00-07.**
- f) Sheet A00-12: provide specifications for the proposed green screen panels and clarify how would the system be attached, irrigated, and maintained. Additionally, clarify how is the run-off water going to be drained. Also, provide plant list for the system. **Specifications for green screen panels and details of attachment shown on L103. Confederate Jasmine vine to be planted in**



planter at base of green screen. run-off water will be drained into the planter which will contain an area drain. GSKY green wall section and details indicating attachment and drainage also shown on sheet L103. Refer to sheet L101 for green wall plant list.

- g) A CMB Tree removal permit is required for the relocation or removal of any trees with DBH of 3" or greater. CMB Tree removal permit to be provided with CMB building permit submission.

### Reponses to Comments received on Wednesday April 20<sup>th</sup>, 2016

- 1- The FAR diagrams only list the Hotel Use's square footage on every sheet but not the commercials. There's also two different sets of FAR diagrams with the same information. The HOTEL AREA DIAGRAMS sheets were included respond to DRB comment "i) dated March 7<sup>th</sup>, 2016: "Provide separate diagram showing that more than 25% of the building area is being utilized as a hotel in order to use the RM-2 FAR". The FAR sheets now show both commercial and hotel areas in the revised schedule.
- 2- The Unit Size table does not specify the actual square footage of the rooms, they areas are just shaded in different colors for those below 335 SF and those above 335 SF. Individual areas for guest rooms are now shown in A00-01G.
- 3- The architect provided a diagram showing the setbacks for the commercial component on the ground floor but not on the upper floor which have even greater setbacks. Provide some dimensions throughout each level. Dimensions shown in red are now provided in all levels.
- 4- On Sheet A00-05 what does the square hatching delineate on the Southern parcel? A portion of the hatched area is over the property line. The cross hatch denotes paving area. Drafting error is now fixed and shows no hatch beyond property line.
- 5- Provide a separate sheet for the roof paving pattern. The small diagram provided is not clear. The roof paving pattern is now shown on a larger scale and on a separate sheet.
- 6- Additionally, the pool on the roof will count towards the roof deck area (cannot exceed 50% of the floor area below). The diagram on sheet A00-10 has now being revised to take into account the pool area.
- 7- Separate the four elevations. The elevations are now shown in four different sheets.
- 8- Clarify the "Alternative" Plans. They modifications between the two plan may affect the FAR, but these calculations are not provided. Both schemes have identical gross floor areas, they only differ in the interior layout of the market on levels 1 and 2. A new diagram has been added to sheet A00-11 that shows alternative layout for second level matching the same gross floor area on the base scheme. Exterior boundaries defining gross area are identical for both schemes.
- 9- There's also alternative elevations for the garage. Are you giving the Board an option? We have selected option A.

### Reponses to Comments received on Friday April 22<sup>th</sup>, 2016

- a. Staff is not supportive of the degree of the requested variances.
- b. Reduction of the front setback for the hotel use requires two separate variances. One for the pedestal portion and one for the tower portion. Please revise variance request. NOT ADDRESSED in LOI. Variance requests have been revised to conform with accepted criteria and included in LOI.
- c. Pedestal and tower rear setbacks have different setback requirements for residential uses. Please revise variance request. NOT ADDRESSED in LOI. Variance requests have been revised to conform with accepted criteria and included in LOI.
- d. The required side setback is based on the entire lot width of the property. Please revise variance request. NOT addressed in LOI, variance table is not clear, only refers to the sum of the sides. Variance requests have been revised to conform with accepted criteria and included in LOI.
- e. The required rear setback for commercial uses is 5'-0". Revise variance request. NOT ADDRESSED. Variance No. 7A and 7B clarify requests for commercial uses for rear setback.
- f. Setbacks for driveways and parking are not provided. Driveway on the rear does not comply with the required setback.
- g. Site plans must show all proposed setbacks particularly the recesses provided along Alton Road. Site



**plan shows dimensions in all set backs**

- h. Required loading spaces are not clearly identified on plans.  
Provide separate diagram showing that more than 25% of the building area is being utilized as a hotel in order to use the RM-2 FAR. **Revise calculation as indicated in w. comment below. Hotel area schedules are now showing the correct total area.**
- i. FAR calculations must include the existing to remain commercial buildings. **It is included in the schedules and zoning data table.**
- j. Provide a unit size break down showing that the unit size complies with the minimums required by Code for a new hotel. **85% of the units shall be more than 335 s.f. no 335 or more. Guest rooms show the individual areas and the legend has been updated to show correct criteria.**
- k. Provide striping of ramp lanes. Particularly how the changing lane will work.
- l. Survey shall be revised to indicate total lot area of the property. The area of the property indicated in the survey does not match the area on the zoning information. Please revise.
- m. Bar area and its associated structures above the 60' maximum height is not an allowable height exception and shall be removed from the roof plan.
- n. Indicate whether the higher deck at 63'-0" complies with the maximum 50% of the floor area below.
- o. Provide height of encroachments.
- p. Heights must be shown in NGVD value not NAVD.
- q. **Variances requested in LOI are not updated and do not include variances indicated on plans. Variance number 4 is incorrect. The required rear (ped. & tower) setback for commercial is 5 feet not 10 feet. Variance number 2 is incorrect; the required street side setback for hotel is 37'-9". Variance request have been revised to conform with accepted criteria and addressed in LOI.**
- r. **Variance for rear setback of driveway is not necessary as it can be located at zero. Staff mistake. Sorry.**
- s. **Variance table on page A00-01B does not indicate the required street side setback of 37'-9". Zoning Data table and Section 2 on Sheet A00-01B have been revised. They now show the correct 37'-9" setback.**
- t. **One way drives at the south side shall be 11'-0" in width. As shown, all three do not comply. Driveways have been revised to show a min. 11' width.**
- u. **Page A00-06 shows an area next to the hotel lobby that is not identified. Is it bathrooms?. Room is now identified as Vestibule.**
- v. **Hotel area calculation on page A00-01H does not include the second floor lobby area of 3,224 sf on the second floor. The schedule was revised to show the Hotel area on the second level.**
- w. **Hotel area of the 5th floor indicated on page A00-01H is 14,542 s.f. Area of 5th floor indicated on page A00-10 for deck calculation is 14,224 s.f. Please revise. Both areas now match on the floor plans.**
- x. **There are discrepancies between the LOI, the variances indicated on page A00-01A and the variances indicated on page A00-01B. Variance Number 5 is indicated as a driveway setback and also as a tower front setback. Variance requests have been revised to conform with accepted criteria and included in LOI.**

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