international design idea engineering architecture
One Aventura Executive Center
20900 NE 30 TH Ave., suite 914
Aventura, FL 33180
Phone: 305-792-0015
Fax: 305-931-0279
www.absolute-idea.com
ARCH LICENSE NBR: AA26001856
ENG. CA No. 28787

Aventura, December 20th 2016

City of Miami Beach
Planning Department
1700 Convention Center Drive, Miami Beach, Florida 33139

PLANNING BOARD
PROJECT: 12-651BUS – New Commercial Building, 929 Alton Road, Miami Beach, FL. 33139

NARRATIVE / CONDITIONAL USE PERMIT AS REQUEST AND SET FORTH BE GRANTED, TUBJECT TO THE FOLLOWING CONDITIONS TO WHICH THE APPLICANT HAS AGREED.

BY Planning Department Review Michael Belush / MichaelBelush@miamibeachfl.gov
General Planning Department Review (Plans)
Correction: General Correction

7) a. At a minimum, 50% of the main roof area shall be designed to be green roof inclusive of irrigation subject to the review and approval of staff.

During PB meeting, the 50% number was to be "considered". We came to the conclusion of offering a green roof covering 20% of the main roof /area. A compromise has been made during PB board meeting to offer at least some proposed green area as part of the submittal. Since this point is not a code requirement, client still agreed to offer this wonderful asset to the project.

b. All parking spaces at the third level along the east side of the building shall be removed and replaced with a passive green roof, in a manner to be reviewed and approved by staff.

At mentioned during PB board meeting, we will raise the east side parking parapet @ 28' H. making it therefore 6' H. An acoustical study is currently being made and will be presented during HPB meeting. I will send you the proposed letter from acoustical engineer before then. It was mentioned during PB hearing that removing all those parking spaces would break the project due to the lack of parking in that area of the city.

c. The width of concrete walkway in rear yard shall be reduced and landscape area increased, in a manner to be reviewed and approved by staff. The FPL vault room shall be relocated to the SE corner of the building in order to facilitate access and minimize the need for hardscape, in a manner to be reviewed and approved by staff.

Before dropping off our submittal, we had met numerous times with FPL to come to the best solution possible for this lot. It was mentioned during PB meeting to remove the 10' sidewalk / hardscape, along the back, which is not possible if we are to get FPL's approval (10' min requirement pathway for their forklifts). We therefore decided to offer the full length of the passageway in pervious pavers to help with the water concern of Alton Road. After reviewing with Landscape Architect, no SOD would be able to survive back there, thus the reason we are opting for this solution. It was

mentioned during PB meeting, SE corner of the building could not be done, since each retail bay would one day need a backstore and also, we already have our second means of egress in that corner. Having the FPL in the opposite corner would kill development on the ground floor and the retail aspect of the project. The best was the have all the utilities stacked in one corner, the FPL adjacent to the Gen room and Elec room obviously, and the retail bays free from any dead spaces.

Parallel to that, we are offering an excessive and dense landscaping area in the back (see attached revised Landscaping Plan sheet LA-2). Our landscape architects met numerous times with Landscaping city staff, and they received their blessing on this design. They meet all the requirements.

We also met with the Fire Department and presented numerous options, this one came on top of all the rest for this simple reason: The Fire Marshall did not want any obstruction (besides from egress exits) along the back egress pathway all the way to Alton Rd. In the case where FPL workers would have the doors open, while working inside the room, that would present itself as being obstacle to people exiting the building in "panic". This is why we had to put it in that North East corner as presented in PB.

See revised site plan A4 & site planting plan LA-2. A pervious gravel filled pavers is proposed as mentioned above.

d. Bike racks shall be located in the front of the building or within enclosed area of the building. Such bike racks shall be located within those areas of the property that are easily accessible, safe and secure. The final design details, dimensions, location and quantity of exterior bike racks shall be subject to the review and approval of staff. Such plans shall also comply with all applicable regulations and requirements of the City Code.

Acknowledged. All Bike racks have been moved to the front.

e. An access gate for the proposed passageway along the south side of the property shall be provided, in order to secure the site, subject to the review and approval of staff.

Acknowledged. A security gate will be presented for the proposed passageway along the south side of the property shall be provide with panic bars for egress exiting occupants.

NOTE : This set of plans addresses the HPB board comments as well.

End of narrative answer to planning board first submittal review.

By Alexander Baramily, M. Arch
Director International Design Engineering & Architecture LLC