

RESPONSE TO "PLAN CORRECTIONS REPORT" COMMENTS- HPPB23-0591 / 1509 WASHINGTON AVE

Comment Number	Comment	Response	Plan Reviewer
HPB PLAN REVIEW			
1	Public Works - LUB Review		
1	The proposed series of six (6) steps and two (2) ramps in the public right of way must create a temporary condition that will be eliminated when the road and sidewalk is raised in the future.	Noted	Aaron Osborne
A.	Consider reducing the number of steps you are proposing in the right of way.	Reduced and compatible once abutting street is raised	Aaron Osborne
2	Since this is a multi-use commercial property, an analysis of the water and sewer system may be required prior to connecting to the City's Utility Infrastructure to confirm if the system can accommodate the additional flows proposed by the increased demand from the site. Submit the following information to: AaronOsborne@miamibeachfl.gov.	To be addressed during permitting	Aaron Osborne
A.	A. Demand flows in a signed and sealed letter (by a Florida PE) for each property (if multiple sites).	To be addressed during permitting	Aaron Osborne
i.	Commercial Water Demands	To be addressed during permitting	Aaron Osborne
ii.	Residential Water Demands	To be addressed during permitting	Aaron Osborne
iii.	Fire Flow Demand	To be addressed during permitting	Aaron Osborne
iv.	Irrigation Demand	To be addressed during permitting	Aaron Osborne
B.	Flow greater than 10,000 GPD will require a hydraulic model to be performed on the water and sewer system.	Noted	Aaron Osborne
	Recommendations		
1	All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.	Noted	Aaron Osborne
2	The pool will need to have one (1) of the following:	Noted	Aaron Osborne
a.	If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.	Noted	Aaron Osborne
b.	If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site pool discharge well or discharging into an on-site drainage well.	Noted	Aaron Osborne
3	The proposed overhead awnings that are encroaching within the public right of way will require a revocable permit from the Public Works Department. As a condition of the revocable permit this project must provide a benefit to the Public. Please contact Public Works Department Right of Way Section, at RightofWay@miamibeachfl.gov to initiate this process. (Sheets A0-08 & A0-13)	To be addressed during permitting	Aaron Osborne
4	Any approval of the steps and ramps encroachments within the public right of way will require a Declaration of Restrictive Covenant/Hold Harmless/Maintenance Agreement prior to approval of the building permit.	Noted	Aaron Osborne
4	HPB Plan Review		
1	APPLICATION/DEFICIENCIES IN PRESENTATION		
a.	LOI: loading waiver, the applicant should specifically request that the Board acknowledge that the two reconstructed facades retain their Contributing status.	See updated letter of intent	James Seiberling
b.	Staff recommends that the applicant request the setback waiver to reconstruct the ground level northernmost wall at a setback of 3.3' Sec. 2.12.8(b)(4)(B) and request a variance for the projection of the frame elements into the north side setback Sec. 7.5.3.2(o)(5).	See updated letter of intent	James Seiberling
c.	The application shall include authorization from the owner of all the parcels that are part of the development site.	See updated application form	James Seiberling
2	DESIGN/APPROPRIATENESS COMMENTS (Recommendations)		

a.	Staff recommends that the applicant explore reducing the amount of stair frontage along Washington Av.	Noted. The proposed stairs along the frontage soften the wall like condition to proved the building at DFE, and in turn, enhances the pedestrian experience.	<i>James Seiberling</i>
b.	Staff recommends that the ground level stair and ramp railings have a clear anodized aluminum or powder coated grey or silver finish.	Revised to powder coated grey	<i>James Seiberling</i>
c.	Staff recommends that the ground level storefront doors and window frames shall have a clear anodized aluminum or powder coated grey or silver finish.	Revised to powder coated grey	<i>James Seiberling</i>
5	Planning Landscape Review		
	Provide landscape, irrigation plans, and details if planting is proposed at roof deck and trellis as indicated on the architectural plans.	Landscape and irrigation plans provided. Trellis details to be provided by architect.	<i>Philip Byrnes</i>
	Indicate soil depths for planting areas over structure on 2nd floor and roof deck. The 18" soil depth as indicated on plant list is insufficient for proposed canopy trees.	18" soil depth note removed from second level plant list. Planters depth at the second level will be at least 3'-6", therefore deep enough for the planting of canopy trees.	<i>Philip Byrnes</i>
	Provide Tree survey by professional land surveyor. Tree survey shall provide the accurate location, identification, and graphic representation of all existing trees inclusive of the canopy dripline. All existing trees inclusive of the canopy dripline that are a minimum of ten feet in height and a minimum of three inches in diameter at breast height (DBH) and existing palms that are a minimum of ten feet in height and a minimum of four inches DBH.	There are minimal existing tree species on site. Tree disposition plans provide sufficient information regarding the few plantings and street trees. Additional information to be provided at permitting.	<i>Philip Byrnes</i>