



March 1, 2024

HPB23-0579

Plan Address: 7401-7425 Harding Avenue, Miami Beach, FL 33141

Parcel: 02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210

Description: Responses to the Plan Correction Report

Historic Preservation Department Review Courtesy Comments - Final Submittal V2

1. PUBLIC WORKS LUB REVIEW – NOT REVIEWED

Comments: HPB23-0579, Denied, (7-31-23)

1. Since this is a mixed-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.

A. Demand flows in a signed and sealed letter (by a Florida PE) for each property (if multiple sites).

- i. Commercial Water Demands
- ii. Residential Water Demands
- iii. Fire Flow Demand
- iv. Irrigation Demand

B. Flow greater than 10,000 GPD will require a hydraulic model to be performed on the water and sewer system.

Response: Acknowledged, the flow calculation study will be submitted at a later stage of the project development.

2. Show corner clearance triangle on plans. Use the CMB Detail Drawing 10-27. Sec. 142-1135. - Corner visibility. On a corner lot, there shall be no structure or planting which obstructs traffic visibility between the height of two feet and ten feet above the street corner grade, within the triangular space bounded by the two intersecting right-of-way lines and a straight line connecting the right-of-way lines 15 feet from their intersection. (Sheet A-13)

Response: Please see sheet L-100 from the landscape set for the visibility triangles

3. Revocable permit will be required for the proposed overhead encroachments on 74th Street per city code Chapter 82/ Article III/ Division 2. Please contact Alexander Alvarez the Right of Way Manager at AlexanderAlvarez@miamibeachfl.gov to initialize the process as the owner will need to provide a public benefit for commission approval. Be advised that Public Works Approval on this submittal does not guarantee an approval by the City Commission. Thus, it is imperative that you contact Mr. Alvarez to initiate process and discuss acceptable options. (Sheets A-18, & A-19)

Response: Acknowledged



4. The proposed elevated bridge crossing over Collins Court requires an Aerial Easement. Approval by Public Works will not be granted until this process is initialized. Contact Fiorella Sarmiento at FiorellaSarmiento@miamibeachfl.gov to initialize the process. (Sheets A-17, A-20, A-23, A-24, A-25, & A-27)

Response: Bridge is removed from the scope of work.

Recommendation(s)

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.
2. In the future if you are proposing a restaurant in this hotel, ensure that the proposed trash room on the ground level have the following:
 - A. Floor drain connected through a grease trap before connecting to the sanitary sewer lateral.
 - B. Hose bib.
 - C. Air conditioned. (Florida Administrative Code Rule 64E-11.008)
3. Show sight-visibility triangles on the exit driveway. As a reminder, no obstructions from 2 feet to 6 feet above grade within the 15 feet sight-visibility triangles are allowed per CMB standard detail 10-23. (Sheet A-13)
 - A. If the sight-visibility cannot be achieved, a Hold Harmless Agreement and Convex mirrors will be required prior to approval of the building permit. Convex mirrors must be approved by the Planning and Zoning Department.

Response: Acknowledged

2. HPB PLAN REVIEW - FAIL

DEFICIENCIES IN PRESENTATION

- a. Roof decks above the maximum permitted height shall exceed 3 feet above the main roofline and shall not exceed a combined deck area of 50% of the enclosed floor area immediately one floor below.

Response: Roof deck heights have been revised as to not exceed 3 feet. Please note proposed Harding structure does not have a raised roof deck, only a roof terrace.

- b. Provide a pedestrian level rendering along Harding Avenue showing the north end of the project and the adjacent building to the north.

Response: Please refer to sheet A-38 for pedestrian level rendering.

DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

Staff recommends the applicant explore refining the west façade of the townhomes to better reflect the 50' wide lot development pattern of this area of the City. Staff acknowledges the bougainvillea separation but believes it may be more impactful if the



bougainvillea is every two townhouse bays (three in total) to better reinforce something closer to the original 50' wide lot development pattern.

Response: Bougainvillea separation along the west facade has been revised to every two townhouse bays, resulting in a wider 5' plant bed separation every 44'-4". Please see updated floor plan sheet A-15 and elevation sheet A-26 for new proposed separation.

3. URBAN FORESTRY GROUP REVIEW

L-100 - Stoppers located inside building (8) will not count towards mitigation.

Response: 8 Simpson Stopper trees have been removed from mitigation calculations. See sheet L003 for updated mitigation calculations.

L-003 - DBH calculations incorrect. Invasive or prohibited trees over 12 inches in DBH will need to be mitigated for. Actual DBH needing mitigation – 248 inches.

Response: See sheet L003 for updated mitigation calculations.

A-29 - please include suspended pavement detail in landscape plans. Please also provide source for soil compaction percentages within suspended pavement system.

Response: Typical suspended pavement system detail added to sheet L203. The compaction level of the soil within the suspended pavement system shall be 75%-85% stepping compaction as per Deep Root recommendations.

-Also please provide elevation of top and bottom of suspended pavement system in NAVD. With the rising water table due to climate change, we have noticed some suspended pavement systems are dug below the water table, causing the trees above to go into decline and ultimately die as the soil is too saturated.

Response: Typical suspended pavement system detail added with proposed elevations. See sheet L203 for detail.

-Will need soil volume for planters on Harding Avenue as well as soil volume for suspended pavement planters on 74th street. All trees will require minimum 500 cubic feet of soil volume.

Response: As discussed with the reviewer, the necessary amount of silva cells have been provided to meet the 250 cu. ft. of soil volume per tree (17 silva cells = 255 cu. ft. of soil per tree)

-Will need irrigation plan.

Response: As discussed with the reviewer, an irrigation plan will be provided in the future construction documents set for building permits. Not required for entitlements.

-Will need planting detail. Must show soil composition, fertilizer rates to be applied, bracing or staking detail, as well as some sort of mention of the one year warranty on all trees.

Response: As discussed with the reviewer, these planting details will be provided in the future construction documents set for building permits. Not required for entitlements.



-Will need Urban Forestry permit.

Response: Acknowledged.

4. TRANSPORTATION - LUB REVIEW

This project requires a Traffic Impact Review with the Transportation & Mobility Department. Please contact Grant at GrantWebster@MiamiBeachFL.gov to schedule the first meeting.

Response: Acknowledged, please see attached.

5. HPB ADMIN REVIEW

Response: File submission guidelines and outstanding fees are acknowledged

6. PLANNING LANDSCAPE REVIEW

Refer to the previous comment and the new Chapter 4 Landscape Ordinance requirements:

Provide landscape plans that comply with the Chapter 46 Tree Preservation ordinance and the Chapter 126 Landscape ordinance requirements. To include tree survey, tree disposition plan, and landscape plans with the CMB landscape legend form.

Response: Landscape plans with a landscape legend, Tree Disposition Plan, Planting Plan, and Arborist Report included in this submittal.