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, August the 3rd 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 ANSWER TO PLANNING BOARD FIRST SUBMITTAL REVIEW (07-29-2016)

BY Planning Department Review Alejandro Garavito email: agaravito@miamibeachfl.gov
General Planning Department Review (Plans)
Correction: General Correction

1) Item # 10 from check list: incomplete: there is no zoning data provided, the fact that you copy the code is insufficient, provide a zoning data chart please complete.
   Revised Zoning analysis is being provided on Sheet 01/15, dated 08-03-2016

2) Item#11 from check list: Incomplete: Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified.
   Aerial image showing ½ mile radius from site has been added to sheet 01/15.

3) Item#12 from check list: Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (see definition of grade chapter 114 CMB code).
   City sidewalk elevation at the centerline of the property is shown on the provided survey plan as +1.25 NAVD. Survey older than six months old has been deemed acceptable by Michael Belush & Deborah Tackett since no change has occurred since the production of the survey. (communication received via e-mail on June 28th 2016)

4) Item#15 and # 44 from check list: incomplete: Site Plan (fully dimensioned with setbacks, including adjacent right-of-way widths) Drive aisle widths_____Streets and sidewalks widths_____Street level trash room dimensions_____Indicate in the site plan where the deliveries and sanitation vehicles will be parked.
   Loading zone, deliveries and parking for sanitation vehicles have been identify on sheet 04/15 on the south end of Alton Road, facing the property. Please note that a 13'-2" x 16'-4" trash enclosure is being provided on the ground floor, from which trash will be moved out on a cart for curb site pick up; as discussed with the fire marshal, the covered walkway located on the south end of the property will be dedicated to the sole purpose of building egress. Additional requested dimensions are provided on sheet 04/15.

5) Applicant should explore the possibility of relocating the trash room areas to the south of the project and reduce the width of the rear walkway.
   The trash will be evacuated from the lobby directly to Alton road for curb pick up. The sidewalk at the back is dedicated to egress, and to an eventual service or replacement of the FPL equipment contained in the FPL Vault.

6) Item#15a: indicate backflow preventer location
See sheet 04/15, Ground floor plan:
6" vertical double detector check valve will be located in fire pump room;
2" reduced pressure zone backflow preventer (irrigation) will be located in domestic pump room.
3" reduced pressure zone backflow preventer (domestic) will be located in domestic pump room.

7) Item#16 from check list: incomplete: please separate the project site photos from context photos, Current color photographs should be larger, dated, Min 4"x 6" of project site (no Google images).
See addition of Sheets A-13 to A-13 E for color site photographs.

8) Item#18 from check list: incomplete: Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)
See addition of Sheets A-13 to A-13 E for color site photographs.

9) Item#21 from check list: incomplete: Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks
Section marks have been added; HVAC units are now shown on roof plan 10/15

10) Item#22 from check list: Incomplete: elevations: showing grade, base flood elevation, heights in NGVD values and free board if applicable), elevations are not showing clearly these values, (grade and BFE+1)
Added on elevation sheets 11 & 12; BFE is 8.00 NGVD + 1' = +9.00 NGVD and finished floor elevation of the building is +3.50 NGVD. 5'-6'' high barriers all around will be provided.
The Federal Flood Zone for this site is "AE" Elevation +8.00 as shown on the survey, therefore if the finished floor elevation is around +3.50 NGVD that means that the bottom this level of the first level will need to be flood proofed and flood barriers will also need to be installed (FEMA +1), so +8.00 NGVD + 1'= +9.00 NGVD (Base Flood Elevation (BFE))

11) Item#23 from check list: Missing: sections drawings corresponding with section marks on plans.
Sections should show that there is enough clearance on the ground level from BFE+1 to the ceiling, the schematic section on page 02/15 shows portions of the retail with only 14' from grade, if the building raise the floor to +5 there is not enough headroom.
As previously discussed with Michael Belush and Deborah Tackett in pre-application meeting, the retail facing Alton Road is providing 17'-0" of vertical clearance, so to eventually be raised by 5'-0" to ultimately match potential future raise of the public way. In that scenario, the back of the ground floor would be dedicated not to retail, but to storage or back store office, interior clear headroom will be 12'-9" of mentioned area.

12) Item#46 from check list: Letter of Intent, the letter of intent is missing in the system it should be uploaded with all information. In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows: For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11) and CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11).
Narrative has been updated 08-03-2016 to answer review guidelines.

2. Planning Landscape Review Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov
Planning Landscape Review
Correction: General Correction
Comments: General Correction

1- If in good overall health conditions, both existing Canary Date Palms should be protected and relocated on site.
Revised. Both Date Palms are to be retained on site.

2- In order to facilitate palms and shade tree planting along the rear of the site, overhead utility lines should be placed underground.
The utility lines are located outside the property in the utility easement. The lines are servicing the entire block and we have no improvements affecting their current condition.

3- Overall number of canopy shade trees facing the alley should be increased.
The dense canopy of existing shade trees exists on the adjacent property overhanging into our site and prevents new shade tree planting which would otherwise compete with these larger trees and overhead wires.

4- Clarify if existing trees on the public ROW are scheduled to remain through construction.
Noted on plans.

5- At a minimum, 50% of the roof area shall be designed to be a green roof inclusive of irrigation.
The possibility of a green roof will be explored with a LEED consultant. Is there a code requirement or literature for the 50% green roof we can reference when exploring this topic?

End of narrative answer to planning board first submittal review.

By Jean Francois Gervais, AIA LEED AP
Director International Design Engineering & Architecture LLC