

PLAN CORRECTIONS RESPONSES

Project Name:	New Apartment Building (at 8240 Byron Avenue)
Architect’s Project Number:	24003
Municipality:	City of Miami Beach
Process Number:	HPB24-0627
Date:	09/06/2024

Comments:

HPB Plan Review • Pass • James Seiberling • jamesseiberling@miamibeachfl.gov

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff finds the amount of paving within the required yards to be excessive. Staff recommends that the walkway within the north side yard be eliminated, except for the portion from the pool to the restroom in order to introduce additional landscaping.

While we agree with the intent to provide as much landscaped area as possible, the proposed walkway within the North side yard cannot be removed, since it is a required second means of egress for the rear yard amenities, including the Marina.

2. Staff recommends reducing the visibility of the portion of the trash chute above the roof or eliminating it if possible.

Required trash chute extension and explosion cap have been lowered as much as possible to reduce their visibility. There is a minimum 4 Ft height required by applicable Code and manufacturer’s specifications, in addition to the minimum height required by flashing cap at the bottom to prevent water penetration.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format ‘MM-DD-YYYY Document Name’. For example, if the deadline for first submittal is October 29, 2023, the file name would be ‘10-29-2023 Application’. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Noted and agreed

Public Works - LUB Review • Pass • Aaron Osborne • aaronosborne@miamibeachfl.gov

Comments:

HPB24-0627, Approved, (8-29-24)

1. Since this is a multi-family 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.

Noted. Will be provided at the time of Building Permit application.

Recommendation(s)

Notes:

1. All stormwater runoffs 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.

A. Trench drain may be required on the driveway and adjacent to the property line.

Trench drain has been introduced in the drawings where the driveway meets the property line.

B. Pre-development and post-development analysis of the drainage system will be required during construction.

Noted.

2. Since your project is considered to be a new construction your seawall must have a minimum elevation of 5.70 feet NAVD (7.26 FT NGVD). (Sheets A-401 & A-403)

Please see revised drawings showing the top of the new seawall with a proposed elevation of +7.26' NGVD.

3. As a reminder, no improvements (landscaping, irrigation, concrete wall, etc.) but grass are allowed in the 5-foot utility easement area along the north property line. Fence on the property

line along the easement will require a CMB Right of Way Construction Permit; only chain link, wood or vinyl Fences are allowed. (Sheet A-101)

Noted. The easement has been highlighted for now, and pertinent notes and instructions on allowed/not allowed improvements will be added at the time of Building Permit application.

- A. There is an 18-inch storm pipe within the utility easement which must be accounted for with any proposed fence or retaining structure within the utility easement.

Noted.

4. There is on-street parking in front of the property. The plans need to account for the on-street parking and the proposed removal of any parking in front of the driveway approach. (Sheets A-101, A-901, & A-903).

Noted. Plans will account for removed street parking to grant vehicular access to the property as part of the Building Permit application process.

- A. Parking Department's approval is required for any proposed on-street parking space removal.

Note: We will seek the Parking Department's approval at the time of Building Permit application for the parking space removal required to grant vehicular access to the property.

HPB Admin Review • Fail • Gabriela Freitas • gabrielafreitas@miamibeachfl.gov

Comments:

Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner—Submit signed, dated, and notarized affidavit per speaker.

Please see updated Application with three filled out, signed, and notarized instances of Page 5, one for each person authorized by the Owner with a Power of Attorney to represent or speak on his behalf.

Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”. Please see included “Exhibit A” with Legal Description at the end of the Application, as requested.

Planning Landscape Review • Pass • Philip Byrnes • philipbyrnes@miamibeachfl.gov