



**Village of Palmetto Bay
 Planning and Zoning Division
 Community and Economic Development Department**

REVIEW FOR COMPLETENESS AND COMMENTS

Date: July 25, 2023
File Number: ASPR-23-001
Applicant: Benjamin Pascarella
 benpascarella@ciotola.com
Project Site: 16800 Old Cutler Road | Italian Restaurant
Folios: 33-5035-001-0011

The following is a summary of a completeness review and comments on the site plan proposed in the 1st submittal received by the Village of Palmetto Bay.

Pursuant to Land Development Code it shall be reviewed in accordance with the applicable provisions of Chapter 30-50.24 Old Cutler District. Every modification to the application shall require an additional completeness determination which may delay processing, review or action on the application. Furthermore, it appears from the plans submitted that the proposed renovation will exceed 50% of the total value of the structure and therefore would need to be reviewed under the recently approved Old Cutler Zoning District as much as possible. Section 30-50.24.(a)(3) Substantial improvement shall be defined as: additions or renovations to, or redevelopment of, an existing building or project, where the cost of such addition, renovation or redevelopment exceeds fifty percent (50%) of the value of the existing structure or exceeds fifty percent (50%) of the existing square footage. (please confirm or provide evidence to the contrary) We are committed to working with the owner and architect to ensure that this project is successful.

Based on the findings of the review for completeness, the submittal is found to be “deficient” in the following items, however we have gone ahead and reviewed the project for consistency with the Old Cutler Zoning District and other existing Land Development Code sections. We have listed these items separately below.

This application is found deficient per Section 30-30.2(d)(13)(e) in the following areas: (The findings below are based on Section 30-30.2(d) and Section 30-30.5(g)(2))

• Original executed application signed by the applicant and by the property owner and a letter of intent.	Deficient
Deed, title abstract, and verified statement showing each and every individual person having a legal or equitable ownership interest in the	

subject property, except publicly held corporations, in which case the names and addresses of the principal, corporate officers, affiliates, partners or associates shall be included.	
• Survey and legal description.	Complete
• Site Plan	Complete
Additional comments based on the application are listed below as a part of the site plan review process.	
• Vehicular circulation and Parking Plan	Deficient
Traffic Impact Letter needs to be submitted with application.	
• Signed and sealed elevation plans showing all four elevations (north, south, east, and west) including heights, distances, and dimensions of existing and proposed new building conditions.	Complete
• Signed and sealed floor plans providing all dimensions and uses.	Deficient
See site plan review comments for measurements needed.	
▪ All proposed signs and exterior lighting.	Separate permit
• Open Space and Landscape Plans	Complete
• Stormwater Plan	Deficient
Does the site have stormwater management?	
Provide details of how you will meet stormwater management.	

This application was reviewed for consistency with the Land Development Code for the Village of Palmetto Bay and the following comments were generated:

1. All LLC, owners, operators, etc listed on the application form will need to show a disclosure agreement form disclosing the ownership percentages.
2. 30-50.24.(a)(1)a- Establish the Old Cutler Zoning District requirements to create a continuous sidewalk network. When a public sidewalk does not exist, property owners shall provide a six (6) foot wide sidewalk within the right-of-way.
3. Show a reflected ceiling plan for the areas outdoors covered by the proposed trellis structure. Show example precedent photos of trellis structure with materials, colors, and finishes.
4. Show existing and proposed color elevations.
5. The Old Cutler Zoning District specifies that projects shall be architecturally based on Traditional Coastal Florida vernacular (30-50.24.(j)).
6. Create a more uniform symmetric spacing of outdoor architectural columns to mimic traditional Old Florida porch architecture that used traditional architecture and materials. Porch posts and trellis need to be “modern tropic” metal or “traditional” wood. (No concrete with applied faux tile wood finish.)
7. Show materials, colors and design of all railings. Commercial structures can use a more commercial style, however it would be nice to add circles under the top railing between spindles to add some thickness and definition to the railing header and differentiate from the footer rail while unifying the overall design. (See example photo at the end)
8. What flooring surface materials will be used for the outdoor terrace? Is this concrete, tile, or other? Are these consistent for stairs, floors, ramps and all outdoor flooring? Is there a logical differentiation of entryway vs seating areas, ramps/stairs vs seating dining areas? (See example photo at the end)

9. The zoning chart shows “existing” for proposed Lot Area, Lot Coverage, etc. The zoning chart should show existing and proposed these all need to be included. The restaurant is adding additional impervious area for outdoor seating and the parking layout has changed. Please show all existing and proposed values in the zoning chart.
10. The Cover Sheet and Demolition Plan sheet shows the parking spaces along the eastern property line however, the Landscape Plans do not show these parking spaces. Please add.
11. The setbacks shown on the plans and in the Zoning Legend needs to reflect the Village code language. The principal frontage is Old Cutler and SW 168th St would be a side street, the west is the rear and south is an interior side setback.
12. The Village of Palmetto Bay now uses a single line striping for all parking spaces of 9 x 18 where possible. (This is an existing site and all existing spaces are considered compliant, new spaces along the south property line would need to comply.)
13. One EV parking space with a Level II charger will need to be provided anywhere on site. (30-50.24(g)(2))
14. The area next to the rear delivery service pick up cannot be marked as exclusive delivery parking since the minimum driveway width is not adequate for a driveway and parallel parking space.
15. A traffic impact letter will be needed from a transportation engineer. Not a full traffic study.
16. Off-street parking is now required to use Low Impact Design techniques and therefore we would like for the southern parking area to be pervious and curbless with site grading to allow water to accumulate in the landscape areas as bio swales. The 4 parking spaces and grassed area can utilize structured soils with geotextile stability to park on. The parking can be crushed stone or pervious pavers filled with stone and the landscape areas can be topped with grass where overflow or small vehicles may park. The landscape area along the property line would be graded as a bioswale with appropriate landscape materials. This allows the maximum pervious area and heat reflective materials. (The remaining existing parking spaces may remain as is)
17. On the landscaping plan we would like to see the asphalt area proposed to be striped as no parking be replaced by structured soil grass and bio swale. The same could be done between the dumpster and 1st parking space from the west. Grade to allow water from the parking surface to enter the landscape without a curb. This will allow infiltration of rain and a differentiation of surfaces. This area may be used for golf carts, scooters, and other small alternative vehicles overflow.
18. For the diagonal parking spaces in this area the edges in front of the wheel stop can be cut out to create a zig-zag pattern and open small landscape spaces between parking spaces for the sabal palms to be relocated and increase water infiltration within the landscape area.
19. The calculations show that you have a slight excess of parking, however the areas calculated as patron areas are tightly contained/ calculated. Please show the back out distance for all tables and chairs and include in your square footage. This should not affect your site or parking. Some table/chair clusters are shown with back out distance and some do not. It appears that you will need a little extra space in some locations including around the bar. Your parking calculations show a net positive amount and therefore all adequate seating space should be shown in calculations for seating areas inside and outside.
20. There is some questions on how the pass thru area will function with high top chairs there. (I would show a limited area as customer pass thru, walk up ordering and the remainder as high top seating. Ultimately, you may use this area differently at times for special events, sporting events, etc.)

21. What is the dimensions of the outdoor walkways next to the outdoor dining tables. We need to make sure ADA is maintained along all walkways in dining areas and all other areas are calculated as dining area square footage.
22. The existing sabal palms we would like to see relocated vs removed. The sabal palms relocated very easily and have small root balls.
23. Native requirement: Old Cutler has specific requirements. A minimum seventy-five percent (75%) of plant material must be Florida native species. 25% Pine Rockland habitat. (30-50.24.(f))
24. All lighting needs to show full cut off LED lights with deflectors to prevent spillover to the adjacent single family property line. Show all proposed light poles and heads. (We would prefer low poles along the single-family property lines. 12' - 16' posts with light spill over shields.)
25. Does the existing site have stormwater controls or all stormwater will be handled in landscape areas and swales?
26. Will the site need additional or new backflow preventers, A/C or other infrastructure/ piping that will need screening?
27. All signage will be considered in a separate permit.

This application will need to address the questions and comments supplied within and resubmit the revised portions of the application and plans provided for additional review and consistency. No further action shall be taken on this Application until the deficiencies are remedied and further consideration of the zoning regulations can be considered. If you have any questions or would like additional information, please do not hesitate to contact me at (305) 259-1274.

Sincerely,



Alexander Adams, AICP, CNU-A
Planning Manager

Cc: Heidi Siegel, Community and Economic Development Director

Example porch railing- Posts are wood, metal or combination with some traditional cap details at the top and bottom. The round circles in the railing could tie the circular signage into the building architectural details. The wood columns could be used full length for support and architectural statement while the low metal columns could give a hierarchy to the railing/columns. The outdoor seating area flooring could be faux wood tile to tie in the sense of a traditional outdoor patio.

