

TO: MIAMI BEACH PLANNING DEPARTMENT

Response Narrative to City Staff Comments - Design Review Board

Final DRB Submittal Set – Revision Narrative

FROM: Owner Representative - Joe Deverian

Architect – A.C.Atherton, AIA

Landscape Architect - Andres M. Arcila

SUBJECT: **DRB19-0369 40 Island Avenue**

City Comments Issued: 03/01/2019

Final CAP/PAPER Submittal: prior to Noon 12:00 PM on 03/11/19

Notice to Proceed: 03/18/19

RESPONSE TO DRAFT NOTICE: DRB19-0369, 40 Island Avenue - Standard Spa

An application has been filed requesting Design Review Approval for exterior design modifications to an existing building including a variance to waive the required setback for a FPL vault and a variance to exceed the maximum height for fences.

1. APPLICATION COMMENTS

1) Application is incomplete. All pages of the application must be included, even if not applicable. Application must be uploaded to CAP for further review in order to be placed on a DRB meeting agenda.

Response: *Noted. All pages of the application complete has been uploaded and included in submittal package.*

2) Label Documents are missing and must be uploaded to CAP (labels, radius map, certified letter, owners list)

Response: *All label documents have been uploaded to CAP including: labels, radius map, certified letter and owners list, and included in submittal package.*

The fees are outstanding and will be invoiced prior to the Notice to Proceed deadline MARCH 18, 2019 and All Fees will be paid by March 20, 2019

Response: *All fees will be paid prior to March 20, 2019*

2. ARCHITECTURAL COMMENTS

a. Supply building permit for paved parking in portion of private/public property.

Response: *When Owners purchased the property, no copies of building permit for the paved parking was provided. We are currently searching in City records archive.*

b. Supply building permit for Tesla electric vehicle charging station on private property

Response: *The Tesla electric vehicle charging was installed by Tesla. We are currently searching in City records archive.*

c. Generally, drawings must be complete set of drawings combine files.

Response: *Noted. All drawings will be combined*

d. Generally, A1-1 through A-3.4 are blurry and unclear

Response: *Noted. All drawings were cleaned up for clarity*

e. A-1.1 Remove reference to PUBLIC WORKS ADA Addition. What is blue scope of spa main building and rear accessory structure? Exterior changes?

Response: *Noted. Removed ADA addition, clarified rear area indicating changes to first level roof to create outdoor deck for yoga.*

f. A-3.2 Provide details of new yoga deck

Response: *See sheet A3.2 and A3.3 for yoga deck with painted wood guardrails to match existing Hotel West Wing Second level guardrails. Deck surface will be IPE wood.*

g. A-4.2 Remove reference to accessible parking

Response: *Noted. Removed reference*

h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: *"FINAL SUBMITTAL" was added on cover page.*

i. Add narrative response sheet

Response: *Narrative response page added*

3. DESIGN/APPROPRIATENESS COMMENTS

a. Remove gravel at front, not permissible ground cover for ADA purposes of public hardscape area. If hardscape is pursued substitute with ground cover (wood deck/pavers) that complies with ADA accessibility. Front setback variance required.

Response: *Noted. Gravel removed*

4. VARIANCE/ZONING COMMENTS

Variances required

1. A variance to exceed the maximum 7'-0" in height allowed for a fence and gates on the east side yard to construct gates, fence and FPL enclosure up to 10'-0" from grade elevation.

Response: *Noted. This variance is being pursued.*

2. A variance to exceed the maximum 7'-0" in height allowed for a fence and gates on the west side yard to construct gates and fence wall up to 10'-0" from grade elevation.

Response: *This variance is **NOT** being pursued and west side yard fence has been reduced in height to comply with the allowable maximum height.*

3. A variance to reduce the required side setback from 16'-0" to 6'-0" to install an FPL vault.

Response: *Noted. This variance is being pursued.*

4. A variance to reduce the sum of the side setbacks from 32'-0" to 17'-7"

Response: *Noted. This variance is being pursued.*

5. A variance to eliminate the required 20'-0" front setback for the construction of a deck up to the front property line.

Response: *This variance is **NOT** being pursued*

5 LANDSCAPE DESIGN COMMENTS

a. The maximum height from grade for a variance request is 10'-0" (3'-0" above the maximum 7'-0" required). As such the maximum elevation of the top of fences and gates within the required yards is 12.26' NGVD. Staff recommends that the gate and fence exceeding this height be lowered.

Response: *Noted. All gates have been modified to not exceed a height of 12.26.*

b. Grade elevation is not consistent on plans. Page L-1.00 indicates grade at 2.56' NGVD and pages L-2.00, L-2.01 indicates grade at 2.26' NGVD. Based on survey 2.26' NGVD can be used as grade, unless the survey is revised to indicate another elevation point at the crown of the road closer to the center of the property.

Response: *Noted. Grade elevations have been adjusted to be consistent at 2.26' NGVD.*

c. Page L-1.04. Maximum width of the new walkway on the north side is 44".

Response: *Noted. New walkways have been adjusted to 44" of width.*

d. Gravel within the front yard is considered a deck. Decks are allowed only on the rear yard, as allowable encroachment. Therefore, a front setback variance is required.

Response: *Noted. Gravel has been removed.*

e. Letter of intent shall be revised to include scope of work and provide in detail how variances requested satisfy criteria in section 118-353 (d) for approval.

Response: *Noted. Please refer to letter of intent.*

f. An elevation drawing showing the elevation/height of the FPL transformer is required. This information has been requested multiple times. In case that the height is not provided, a condition limiting the height of the transformer to not higher than the fence proposed will be added to the final order.

Response: *Noted. Information regarding the height of the transformer has yet to be provided by FPL. A note has been added to the plans stating that the transformer should not be higher than the proposed fence*

g. Remove addition of parking spaces on architectural drawings and pictures.

Response: *Noted. ADA parking stall removed*

h. *Comment: Proposed plant material between gravel area and edge of parking shall consist of plant species that would naturally not exceed 36" in height at maturity and would not require periodic pruning in order to maintain such height.*

Response: *Proposed plants have been reduced in height to naturally not exceed 36" ht.*