

07-08-19

City of Miami Beach
Planning & Zoning Department
6970 Collins Ave.
Miami Beach, FL, 33141

RE: **6970 Collins Ave – Design Review Board Preliminary Review Comments**
DRB19-0415

DRB Zoning Review:

1. For next submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.
Response: Noted
2. Provide a narrative responding to staff comments.
Response: Provided
3. Page A-004. The project site location on the map is not correct. Revise page.
Response: Corrected see sheet A-001
4. Indicate section marks on floor plans.
Response: Provided see sheets A-100 – A-106
5. Indicate setbacks on elevation drawings.
Response: Provided see sheets A-300- A-302
6. Indicate how the 5'-0" utility easement will be rerouted
Response: Building modified to remove any building or overhead encroachments from utility easement.
7. Provide location of FPL room.
Response: FPL pad provided. See sheet A-100
8. Identify all rooms at ground level. Provide overall interior dimensions of all spaces.
Response: Noted & Provided.
9. At least one loading space is required for retail/restaurant exceeding 2,000 sf. Provide areas and calculations in the Planning department zoning table. Comply with section 142-745(a)(12).
Response: Variance requested to allow use of existing on-street loading space. Noted hardships: Property Size, No existing alley available for access, & proximity to ROW intersection.

10. Parking on site is required for units 550 and larger sf (9 x0.5 and 1x0.75 = 5.25= 6 spaces). The parking required is approximately 6 parking spaces. Provide parking calculations and indicate how parking is satisfied as none is provided on site.

Response: 1 Unit is over 550 SF which requires 1.5 parking spaces, in lieu of off-street parking space an additional 8 (5 Bike spaces / Vehicle Parking Space) Long Term Bicycle spaces are being added to the minimum requirement. See section III. On sheet A-000.

11. Revise bicycle parking calculations. Clearly indicate requirements and alternative bicycle parking provided to satisfy parking requirements.

Response: See section III. On sheet A-000, bicycle spaces shown on sheet A-101.

12. Comply with section 142-745(a)(3). Provide a site plan showing clear pedestrian path (10'-0") at the front. An easement to the city providing for perpetual public access shall be provided.

Response: Clear pedestrian path shown on Site Plan sheet A-002 & Ground level Plan A-100

13. Clearly indicate that the maximum height of the building (55'-0") is measured from flood +5'-0" freeboard = 13.0' NGVD.

Response: Dimension line from 5' Freeboard (13.00' NGVD) to top of roof slab shown & noted on all elevations & sections. See A-300 – A-400 Series. Max height at this dimensions is 55'-0"

The height of the allowable encroachments is 15'-0" measured from the Flood elev+5'-0" freeboard =13.0' NGVD. ***Response: All "habitable" encroachments are 15' above required Freeboard elevation: 13.00 NGVD. See dimensions on A-300 & A400 Series***

14. Comply with section 142-745(a)(8)c. Shade structure does not comply with height of 15'-0".

Response: Shading structure raised to 15' above sidewalk elevation. See A300-400 series.

15. Interior side and rear side. Encroachments do not comply with maximum building height (measured from flood+freeboard).

Response: Areas above 55'-0" comply under 142-1161 Height Exceptions & are abide by the allowable encroachments of the level below.

16. Identify white area next to pump room and electrical room. Only trash area is exempted from FAR.

Response: Area is a reserved for FPL pad transformer. See sheet A-100.

17. Only private unenclosed balconies do not count in FAR. Continuous balconies will have to be subdivided (5'-7' in height for each unit.)

Response: Semi transparent glass dividers provided between units.

18. Provide calculations complying with section 142-743(c)(1)d. Provide a diagram showing the areas counted. The calculations provided with a gross area of 24,413 are not consistent with the areas shown on FAR table. Indicate gross area of the building (including trash room). indicate percentage of amenity space required. Provide calculations for bar and restaurant.

Response: Area diagrams with schedule provided on A-004

19. The stair bulkhead at the front will have to be setback 20'-0" from the front property y line.

Response: Stair bulkhead complies with 143-1162 height exceptions. The height of the stair has been reduced to min height. See elevations on A-300 series.

Public Works:

1. No fixed structures on the easements. Currently theres is sanitary sewer and watermain running thru the easement.

Response: Building modified to remove any building or overhead encroachments from utility easement

DRB Plan Review:

1. GENERALLY

- a. NOTE: 5'-0" utility easement at rear of property must be maintained free of structures.

Response: Building modified to remove any building or overhead encroachments from utility easement

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Indicate section marks on floor plans.

Response: Provided

- b. Indicate setbacks on elevation drawings

Response: Provided

- c. Indicate how the 5'-0" utility easement will be rerouted

Response: Building modified to remove any building or overhead encroachments from utility easement

Clarify location of FPL room.

Response: Area reserved for FPL pad transformer now labeled on sheet A-100.

- d. Identify all rooms at ground level. Provide overall interior dimensions of all spaces.

Response: Provided. Ref. A-100s Series.

- e. A-000 Zoning legend. Add SF of restaurant. ADD # of seats to restaurant. Add existing SF of space, existing # of seats.

Response: See section VI. on sheet A-000.

- a. SURVEY: NOTE: 5'-0" utility easement at rear of property must be maintained free of structures. If permitted to construct in easement show documentation from PWD and utility companies allowing such. There are existing overhead utility lines.

Response: Building modified to remove any building or overhead encroachments from utility easement

- b. NOTE: height of building, and height of second floor encroachment must be measured from BFE +5, or 13' NGVD in this instance

Response: Level 2 slab raised 8" to allow 15'-0" clearance from Freeboard height. 13.00' NGVD

- f. A-000 Zoning legend:

- III Parking Requirements

Unit size: 21 units: 11 co-living (<550) and 10 not co-living (>550, 1 is <1250) No parking requirement for 11 units <550. Parking requirement: 9 units x ½ space for those units bet 550 and 850SF= 4.5 spaces + ¾ space for those units between 851-1250SF. Total required 5.25 or 6 required spaces.

Response: 1 Unit is over 549 SF which requires 1.5 parking spaces, in lieu of off-street parking space an additional 8 (5 Bike spaces / Vehicle Parking Space) Long Term Bicycle spaces are being added to the minimum requirement. See section III. On sheet A-000.

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- Bicycle

Required Short term: 1c + 4r = 5 required

Required Long term: 1c + 21r = 22 required

Clarify location and type of required bicycle (long vs short term) parking on plans. THEN clearly indicate method of reductions utilizing alternative parking requirements under Section 130-40(a) to remove all of the required 6 parking spaces

Response: Refer to section III. On sheet A-000 for bicycle parking calculations. Level 2 plan on sheet A-101 shows longterm bicycle parking. See landscape or ground level plan for short term bicycle parking locations. A-100

- LOADING Over 2,000 but not over 10,000: 1 space. VARIANCE REQUIRED, STAFF SUPPORTIVE Depict on plans LOCATION AND QUANTITY of required commercial short and long term bicycle parking are provided.

Response: Variance requested to allow use of existing on-street loading space. Noted hardships: Property Size, No existing alley available for access, & proximity to ROW intersection.

- g. A-003 FAR: render areas consistently—areas that count towards FAR vs non-rendered areas. Remove schedule, ADD SF of each level (counting towards overall FAR for that level) Remove program use colors. ADD PLS TO DIAGRAMS. Areas in between pump room and trash count towards FAR level 1. Covered stairs count towards FAR Level 6.
Response: See modified FAR diagrams provided on sheet A-006.
- h. A-003 (a) ROOM Sizes, add sheet with the room sizes (as shown) ADD PLS TO DIAGRAMS. Add diagram./notation depicting that 20% of the gross floor area of the building consisting of amenity space (ground floor restaurant 50% of area)
Response: See amenity area diagrams provided on sheet A-005.
- i. A-004/1 Vicinity Map – hatched lot does not correspond with site – revise to show correct site.
Response: Corrected see sheet A-001
- c. A-100 Add slab and ground elevation datum marks. Identify area near electrical room and pump room. NOTE: 5'-0" utility easement at rear of property must be maintained free of structures.
Response: Provided on all plan sheets, See A-100s series.
- j. A-100 and L1-10 Add "clear pedestrian path" notation to ground floor (Sec 142-745(a)(3). Show the path maintaining to all standards listed in subsection.
Response: Provided see landscape plan.
- k. A-100 Identify width of front stairwell at front façade, Sec 142-745(8)(a) No more than 35% of the ground floor of a building frontage shall be access to upper level.
Response: Dimension added on sheet A-100. Stair width is 20% of building frontage.
- l. A-101 Add slab level slab elevation datum marks. Balcony must be separate and private for Units A along Collin or count towards FAR. Balcony must be separate and private for Units C and D along rear or count towards FAR.
Response: Datum marks provided as well as dividers between unit balconies. See A-100 series .
- m. A-102 Levels 3 and 4: Add slab level slab elevation datum marks. Balcony must be separate and private for Units A along Collins or count towards FAR. Balcony must be separate and private for Units C and D along rear or count towards FAR. Balcony must be separate and private for Units B along side or count towards FAR.
Response: Semi transparent glass dividers provided 5'-7" in height.
- n. A-103 missing page
Response: A-103 omitted see updated index on sheet G-000
- o. A-104 Level 5: Add slab level slab elevation datum marks. Balcony must be separate and private for Units C and D along rear or count towards FAR. Balcony must be separate and private for Units B alongside or count towards FAR.
Response: Datum marks provided as well as dividers between unit balconies. See A-100 series .
- q. A-105 Roof: Add slab level slab elevation datum marks. Trellis/roof appears greater in area than shown on A-003.
Response: Datum marks provided. Trellis size coordinated between A-100 & A-105.
- r. A-105 Roof lacking design details of terrace area as depicted in roof plan of landscape plans. Coordinate and detail for architectural pages.
Response: Landscape Background added to all plans. See A-100 Series.
- s. A-106 Roof: Add slab level slab elevation datum marks.
Response: Provided.
- d. A-300-A401 ELEVATIONS AND SECTIONS: NOTE: height of building, and height of second floor encroachment must be measured from BFE +5, or 13' NGVD in this instance. t. A-300 Is the door system shown on elevation in south area the door to the unidentified area in the rear or is it a secured access to service access.
Response: All habitable encroachments are 15'-0" above Freeboard Height. The double door is secured access to service area & utility easement. See updated note on A-300.

- t. A-300 Is the door system shown on elevation in south area the door to the unidentified area in the rear or is it a secured access to service access.
Response: Yes. Now noted on sheet A-300.
- u. A-301 and A302 Add setback dimension. Add encroachment dimension.
Response: Setbacks provided on both A-300 & A-400 series.
e. A-301 NOTE: 5'-0" utility easement at rear of property must be maintained free of structures.
Response: Building modified to remove any encroachments from this area.
f. A-301 NOTE: Clearly indicate that the overall height of the building (55'-0") is measured from flood +5'-0" freeboard = 13.0' NGVD. If the top of the front stair bulkhead and other element is below 55'-0" from 13.0' NGVD, the proposal is ok. If the measurement at any point of the front stairwell element exceeds 55'-0" from 13.0' NGVD, the "tower" must be setback an additional 10' (Section 142-744 Setbacks, Class A Collins Avenue)
Response: Top of roof slab is 55' from Freeboard height. The stair bulkhead is exempt from height regulation per Sec. 142.1162
g. A-302 Add height to Projecting eyebrow at ground level, projecting element is limited to 25% of the required 10' setback. NOTE: 5'-0" utility easement at rear of property must be maintained free of structures.
Response: Shading structure raised from 12' to 15' above sidewalk height to allow encroachment of 5' per Sec. 142-745.(8).c.
- v. A-301 and A302 Align balcony glass vertical posts with window mullions. Further details clarify checkered "painted stucco"
Response: See notes on sheet A-301 & A-302. Vertical posts of balconies to be aligned with window mullions.
- w. A-400 and A-401 show key plan where section is taken.
Response: Provided.
h. A-401 Roof terrace is not an allowable encroachment into setback-relocate to setback line. Add height to Projecting eyebrow at ground level, projecting element is limited to 25% of the required 10' setback. NOTE: 5'-0" utility easement at rear of property must be maintained free of structures.
Response: Roof terrace is a height-exempt element corresponding to the "pedestal" height building below & follows the same setbacks/encroachments of pedestal height regulation.
- x. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated y. Add narrative response sheet
Response: Cover sheet modified & narrative provided.
- y. Add narrative response sheet
Response:
- z. Missing diagrams:
- aa. • Pedestrian clear path diagram – Shown on A-003 & A-100
 - bb. • Gross Square footage diagram – Provided on sheet A-004
 - cc. • Shared amenity space diagram – noting spaces and sf, as required for co-living space.
Response: See diagrams provided on sheet A-005.
3. DESIGN/APPROPRIATENESS COMMENTS
- a. Add site plan/area plan showing designated on-street loading areas (and hours of loading signage)
Response: Provided see sheet A-003.
- b. Railing and roof deck at rooftop in required setback shall be setback internal to roof level from roof overhang of Collins Avenue.
Response: Roof terrace is a height-exempt element corresponding to the "pedestal" height building below & follows the same setbacks/encroachments of pedestal height regulation
- c. Provide details on types of bicycle parking on floor plans.
Response: See sheet 2/A-101 showing long term bicycle parking storage.
- d. Explore contrasting high quality material at front of building
Response: Poured in place concrete.

- e. Is service access area secured? Gate? Wall? Other?

Response: Yes see gate on A-100 & A-300.

- f. Street trees. In addition the requirements of Chapter 126, street trees shall require the installation of an advanced structural soil cells system (Silva Cells or approved equal) and other amenities (irrigation, up lighting, porous aggregate tree place finish) in tree pits.

Response: Provided See Landscape drawings.

- g. Collins Avenue is a "Class A" street

- Structures above 55'-125' (from bfe +5) have 20' setback. Section 142-744. Relocate stairwell at top level or VARIANCE.

Response: Top of roof slab is 55' from Freeboard height. The stair bulkhead is exempt from height regulation per Sec. 142.1162

- On street loading prohibited/off street loading prohibited unless only means of egress to site. Required off-street loading may be provided on another site within the TC- C district or within 1,500 feet of the site provided it is not located in a residential district.

Response: Variance requested to allow use of existing on-street loading space. Noted hardships: Property Size, No existing alley available for access, & proximity to ROW intersection.

4. VARIANCE/ZONING COMMENTS

- a. At least one loading space is required for retail/restaurant exceeding 2,000 sf. Provide areas and calculations in the Planning department zoning table. Comply with section 142-745(a)(12).

Response: Loading calculations shown on A-000 part V. Variance requested to allow use of existing on-street loading space. Noted hardships: Property Size, No existing alley available for access, & proximity to ROW intersection.

Provide confirmation and location of proposed on-street loading. VARIANCE IS REQUIRED; Staff is supportive

- b. Comply with section 142-745(a)(3). Provide a site plan showing clear pedestrian path (10'-0") at the front. An easement to the city providing for perpetual public access shall be provided.

Response: Provided & shown on sheet A-003 5 A-100

- c. Interior side and rear side. Encroachments do not comply with maximum building height (measured from flood+freeboard).

Response: No setback encroachments proposed on rear or side.

- d. Identify white/unhatched area in floor plans next to pump room and electrical room. Only trash area is exempted from FAR.

Response: This area is no identified-on sheet A-100. FPL pad transformer.

- e. Only private unenclosed balconies do not count in FAR. Continuous balconies will have to be subdivided (5'-7' in height for each unit.)

Response: Semitransparent glass dividers now shown. 5'-7" in height.

- f. Provide calculations complying with section 142-743(c)(1)d. Provide a diagram showing the areas counted. The calculations provided with a gross area of 24,413 are not consistent with the areas shown on FAR table. Indicate gross area of the building (including trash room). indicate percentage of amenity space required. Provide calculations for bar and restaurant.

Response: See updated Gross & FAR diagrams provided on sheets: A-004 & A-006

5. LANDSCAPE COMMENTS

- a. Provide a written response to comments.

Response: Provided.

- b. Landscape plans shall be prepared, signed, and sealed by a licensed Landscape Architect in the State of Florida.

Response: Plans prepared & signed/sealed by Landscape Architect.

- c. The use of Silva Cells or approved equal should be incorporated as part of the canopy shade tree installation in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.

Response: Provided see landscape drawings.

- d. In addition to the requirements of section 126-6(a)(1), street trees shall have a minimum clear trunk of eight (8) feet, an overall height of 22 feet, and a minimum caliper of six (6) inches at time of planting. Additionally, the following shall apply: • Street trees shall be up-lit. • If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's Tree Trust Fund.

Response: Noted.

- e. Address CMB Code Section 142-745(e)7 as it relates to street tree spacing, size and landscape uplighting lighting minimum requirements. -Standard landscape uplighting fixture for hardscape conditions : KIM LTV 768WF/9L5KUV1 10.8W, 9 LED's, 511K (two fixtures per tree) -Standard landscape uplighting fixture for above ground conditions: TBD by Public Works (two fixtures per tree) These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Response: Provided.

DRB Administration review:

1) LABELS: CERTIFIED LETTER AND OWNERS LIST ARE MISSING AND MUST BE UPLOADED TO CSS EREVIEW. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday July 15, 2019:

Labels, Radius Map, & Owner List provided.

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ (\$500 p/ variance)
7. Sq. Ft Fee - \$ (50 cents p/ Sq Ft.)
8. Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday July 17, 2019

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Monday July 08, 2019, before 12 p.m. (Tardiness may affect being placed on the agenda):

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
 - One (1) original Letter of Intent.
 - One (1) original set of architectural plans signed, sealed and dated.
 - One (1) original signed, sealed and dated Survey.
 - Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
 - Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided. • A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). NOTE: Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me. Monique Fons: 305.673.7550 / moniquefons@miamibeachfl.gov

Planning Landscape Review:

1. Provide a written response to comments.

Response: noted

2. 2- Landscape plans shall be prepared, signed, and sealed by a licensed Landscape Architect in the State of Florida.

Response: Landscape drawings have been prepared & Sealed by a registered landscape architect.

3. 3- The use of Silva Cells or approved equal should be incorporated as part of the canopy shade tree installation in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.

Response: Provided ref. landscape.

4. Address CMB Code Section 142-745(e)7 as it relates to street tree spacing, size and landscape uplighting lighting minimum requirements. -Standard landscape uplighting fixture for hardscape conditions : KIM LTV 768WF/9L5KUV1 10.8W, 9 LED's, 511K (two fixtures per tree) -Standard landscape uplighting fixture for above ground conditions: TBD by Public Works (two fixtures per tree)

Response: Lighting to be provided as required. Ref. landscape.