

APPLICATION COMMENTS' RESPONSE NARRATIVE

Project Name:	The Eighty 4
Project Address:	756 84 Street, Miami Beach FL 33141
Architect's Project Number:	19008
File Number:	DRB19-0488
Date:	01/15/2020

Comments:

APPLICATION COMMENTS

1. DRB ZONING REVIEW

Comments issued on January 13.

1. Revise FAR drawings. The project as designed exceeds the maximum FAR allowed. Elevators with access to a floor count in FAR.

At the second-floor terraces facing the front, only the portion that is cantilever can be considered a balcony and not count in FAR. The portion that is not cantilever counts in FAR. At the third floor, the terrace shall count completely in FAR, as it is not cantilever. Unless the terraces are uncovered above or substantially open above, they count in the FAR.

At the Second Floor, Balcony facing the front covers Parking Garage level, so both cantilevered and non-cantilevered portions shall not count towards FAR calculation, per James Murphy's and Michael Belush's instructions during our meeting on 1/9/2020.

At the Third Floor, the former terrace now constitutes a balcony that is structurally independent from Second Floor's Mezzanine roof below, and as a result shall not count towards FAR calculations, per James Murphy's and Michael Belush's instructions.

2. The stair at the ground level does not comply with the transparency requirements.

We respectfully request a variance for this purpose. Stair at Ground Level must be enclosed, per Florida Fire Prevention Code requirements, as already pointed out by Fire Department plan reviewer and Fire Chief.

3. Minimum yard elevation in the front yard is 6.56' NGVD, except for driveway and areas to collect run-off water.

Noted. Please see yard elevation tags on updated Site Plan (sheet A-101a).

2. GENERAL

a. Add rendered Final Order DRB18-0239 July 03, 2018, City for a State of Emergency Extension for the DRB approval (see attached stamped received copy) and the current expiration date is April 16, 2021.

Please see recorded order DRB18-0239 on sheets A-103 through A-106, and stamped-received State of Emergency Extension Letter on sheets A-107 through A-108.

b. Mechanical parking must be within fully enclosed building, vented, and NOT screened. This is a requirement of Section 130-38(5), not a design-driven element.

Mechanical Parking screening of Parking Garage within fully enclosed building has not changed from what was approved as part of orders DRB18-0239 and PB18-0224. We respectfully request this comment to be waved, as agreed with Messrs. James Murphy and Michael Belush during our meeting on 1/9/2020.

4. ZONING/VARIANCE COMMENTS.

a. Revise FAR drawings. The project as designed exceeds the maximum FAR allowed. Elevators with access to a floor count in FAR. At the third floor, the area is misidentified as “private balcony”, the entire exterior covered terrace area facing the street shall count towards the overall FAR. Additionally, the elevator on second and third level count towards FAR. Unless the terraces are uncovered above or substantially open above, they count in the FAR.

Please see response to comments above, and revised sheets A-201a through A-203a with updated FAR calculation. The Elevator has now been included on the Second and Third floors, for which we pushed doors in at the Living Room, removed one stair tread, and shrank the whole building in the back, to make up for the difference with previously calculated FAR.

b. Minimum yard elevation in the front yard is 6.56' NGVD, except for driveway and areas to collect run-off water.

Noted. Please see yard elevation tags on updated Site Plan (sheet A-101a).