

Plan Address: 6985 Abbott Avenue, Miami Beach, FL 33141
Applicant: Aria Mehrabi
Company: North Beach Town Center Development, LLC
Company Address: 20533 Biscayne Blvd, #372, Miami, FL 333180

Architect: CUBE 3, LLC
Architect Address: 111 SW 3rd St., Floor 4, Miami, FL 33130

Date: 09 March 2020

Plan Corrections Report – Response

Reviewer: James Murphy / Fernanda Sotelo
Email: jamesmurphy@miamibeachfl.gov / FernandaSotelo@miamibeachfl.gov
Comments: Staff First Submittal Review Comments Design Review Board
SUBJECT: DRB19-0462
Comments Issued: 02/28/20

1. GENERALLY

- a. 118 units TOTAL GF 171,468 SF | 13424 + 56715 = 70139 existing building | 101,329 new
- b. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.
- c. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- d. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- e. Identify intended compliance with Section 142-747 North Beach Public Benefits Fund. Fee per unit public fund benefit. Contribution to public benefits fund. A contribution to the public benefits fund, in the amount identified in appendix A shall be required for each square foot of floor area located above the 125 feet. Provide information and details of how the project will satisfy this requirement.
- f. Comply with section 142-745(a)(3). Provide a site plan showing clear pedestrian path (10'-0") on all frontages. An easement to the city providing for perpetual public access shall be provided.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. **GIDNEY:** Sec. 142-746(c). (1) Request Formal Determination of Architectural Significance for 326 71st Street built in 1956.
Response: The building was constructed prior to 1956. Staff have agreed with applicant that the building is of architectural significance.
- b. **CMB:** Sec. 142-746. (1) 300 71st Street built in 1971, as such Project does not comply with nonconformances with the regulations of this division and incorporated into a unified development site as part of a land use board approval shall be made conforming with the development regulations of this division. **VARIANCES REQUIRED TO RETAIL STRUCTURE.**
Response: Acknowledged

- c. Revise letter of intent to indicate all variances requested and how the variances satisfy the practical difficulties criteria. Clearly indicate the buildings to be retained.
Response: Acknowledged.
- d. Revise zoning information. Lot area shall be the total lot area of the property. Remove the dedication elements as, which details are not included in the information provided.
Response: Please clarify.
- e. Floor plans of the existing buildings shall indicate the proposed use of the buildings.
Response: See Sheet A3.1 through A3.5
- f. A variance is required to not comply with the required screening for surface parking. It shall be screened from view from adjacent tower using solar carports or landscaping.
Response: A landscaped trellis system has been added to the entirety of the surface lot to screen the lot from the view of adjacent towers overhead and will be used as as creening element from the street.. See Sheet A3.2
- g. The minimum width for one-way traffic is 11'-0". The location of the entry barrier in between drives at the second floor reduces the minimum width of the driveway for one-way traffic
Response: There is no longer an entry barrier between drives. Access is restricted by a roll up gate on the 2nd floor. See Sheet A3.2
- h. Provide information to address compliance with section 142-746. Non-conforming structures within unified Development sites.
Response: See LOI for information.
- i. SURVEY: 10'-0" utility easement at middle of property (running north-south and running east west) must be maintained free of structures. If permitted to construct in easement show documentation from PWD and utility companies allowing such. There are no existing overhead utility lines. Indicate how the 10'-0" utility easement will be rerouted. Vacation of easement to be approved by CC. Include lot area on survey.
Response: Easement will be vacated. See LOI from applicant for information.
- j. **LOADING**
EXISTING: 6 story Office NA
EXISTING/NEW: OFFICE to RETAIL (change of use) a. 1 spaces
NEW: Over 100 units but not more than 200 units: 3spaces.
NEW RETAIL: < 2000 : 0
TOTAL LOADING: 4 spaces
BICYCLE
Required Short term: 4c +11r = 15 required short
Required Long term: 2c+ 110r = 112 required long
Depict and differentiate short term and loading space within plans.
Response: Plans indicate short term and long term bicycle parking. There are 15 short term bicycle parking spots on the ground floor and 132 parking spots within the parking garage.
- k. ADD additional sheet of photos (color, 4 to a page) showing additional site conditions. Rear of buildings, parking lot, etc.
Response: See Sheet A1.7
- l. ADD sheet identifying the existing DRIVEWAYS and # of on-street parking spaces. Add trolley stop/bus stop if pertinent. And sheet of proposed DRIVEWAYS and # of on-street parking spaces. Add trolley stop/bus stop if pertinent
Response: See Sheet A2.14

- m. A2.- Add sheet showing unit size breakdowns per floor.
Response: See **Sheet A2.15**
- n. A2.7 Expand frontage diagrams as axonometric diagrams, or plan/elevation format. Add corresponding mini elevation graphically demonstrating % of glass and height of facades to confirm accuracy.
Response: Elevations added to **Sheet A2.7**. See **Sheet A4.1** for dimensioning.
- o. A2.8 FAR Slightly increase diagrams (2 pages if needed). Enlarge FAR drawings to not more than 2 per page. Revise FAR drawings - FAR and floor plans of the existing buildings to be retained shall be provided. Note that the floor plans of the existing buildings with overall dimensions must be provided in order to verify the FAR proposed. Covered terraces (roof of the parking below) of residential units on sixth floor are not considered balconies, as they are not projecting from the building walls. The terraces shall be substantially open above to not count in FAR.
Response: FAR Diagrams expanded to be 2 pages per sheet. See **Sheets A2.8 through A2.11**. Ground floor plan of City National Bank added. See **Sheet A2.8**. Covered terraces on sixth floor have been moved outside of footprint of balconies above and are now uncovered. See **Sheet A3.6**.
- p. A3.1 Show backup dimension compliance for parking.
Response: Dimension added. See **Sheet A3.1**
- q. A3.1 Parking #s S2, S3 and S1 do not comply with frontage requirement of Class C street: c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line. And d. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and shall be concealed from view from the Clear Pedestrian Path. VARIANCES REQU'D.
Response: Acknowledged. Current tenant lease on ground floor of City National Bank Building requires Ground parking to remain. Parking spots to be concealed by landscape and landscaped trellis on ground floor.
- r. A3.21 Clarify on plans short term and long term parking.
Response: Short-term and Long-term parking are indicated on **Sheet A3.1 through A3.5**. Bicycle parking counts are included on **sheet A2.2**.
- s. A3.2 Demonstrate how bicycle racks are accessed; as proposed area in NW corner of garage is blocked by parking spaces. Indicate "type" of bike racks to store on each space.
Response: Walking lane has been added to access bike racks in the NW Corner of garage. Bike rack product is to be determined. Typical "U" rack would suffice. Space has been allocated to host a variety of rack styles.
- t. A4.4 more information on screening material at Harding entrance.
Response: See reference images on **sheet A5.3**
- u. A5.1 and A5.2 Ensure landscape species in renderings accurately depict landscape plans. Add additional street views of 360 degrees of project, ie other street frontages.
Response: Acknowledged. Renderings have been modified to represent more accurately.
- v. A5.3 Further details on the garage dynamic apertures – pre-cast panels, sizing ? etc.
Response: See reference images on **Sheet A5.3**

- w. A5.3 'Triangular metal panels' identified as screening material for areas on building – more information needed on material board sheet
Response: See reference images on **Sheet A5.3**
- x. A5.3 Colored stucco options (off-white, mushroom) not noted in elevations
Response: Stucco colors have been called out on elevations. See **Sheet A4.1 through A4.5**
- y. MISSING Elevations and information on the screening and trellis over surface parking lot noted in sheet 3.1 and 3.2
Response: See reference images on **Sheet A5.3**. Trellis design intent added to elevations. See **Sheet A4.1 through A4.5**
- z. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
Response: Acknowledged. Dates are provided at bottom right hand corner of every sheet in submission package.
- aa. Add narrative response sheet
Response: Acknowledged.

3. VARIANCE/ZONING COMMENTS

- a. Letter of intent shall be revised to indicate # of variances. Hardship or practical difficulties criteria shall be included. Note that staff will not be supportive of variances related to proving excess parking on the property.
Response: Acknowledged
- b. REMOVE lot coverage and open space diagrams as they are not applicable to this project for zoning review.
Response: Diagrams have been removed from submission package.
- c. Revise FAR diagrams and calculations. FPL vaults count in FAR. Interior corridor between amenity and mechanical rooms count in FAR. Covered area for transformers enclosed on 3 sides counts in FAR. Bicycle storage area at the 2nd level next to the stair cannot have high walls, only low walls or a guardrail surrounding to not count in FAR. Indicate low wall or guardrail on plans. Covered terraces (roof of the parking below) of residential units on sixth floor are not considered balconies, as they are not projecting from the building walls. The terraces shall be substantially open above to not count in FAR.
Response: FAR Diagrams and calculations have been Revised. See **Sheet A2.8 through A2.11**. Plans have been revised to remove enclosure around transformers. See **Sheet A3.1**. A note for Guardrails has been added. See **Sheet A3.2**. Terraces have been moved out from beneath the balconies above so they are open above and will not count in FAR. See **Sheet A3.6**
- d. As the existing buildings dimensioned floor plans and FAR diagrams are not provided, staff is unable to verify the maximum FAR proposed. However, based on the deficiency of the FAR diagrams provided, it appears that the project exceeds the maximum FAR allowed.
Response: Project does not exceed maximum FAR. See **Sheets A2.8 through A2.11**
- e. Revise calculations of bicycle parking are not accurate
Response: Bicycle parking calculations are accurate. See **Sheet A2.2**

- f. Floor plans of the existing buildings shall indicate the proposed use of the buildings.
Response: Note has been added to floor plans. See **Sheet A3.1 through A3.5**
- g. Provide information to address compliance with section 142-746. Non-conforming structures within unified Development sites.
Response: Acknowledged
- h. Note that size of loading spaces shall match the size of the delivery and trash pick ups vehicles.
Response: Current configuration accurately represents loading required.
- i. The location of the bicycle parking on the northwest side of the parking is not accessible when vehicles are parked on spaces #11,16,67,75,126,134,185,193. Remove one parking space on each floor or redesign.
Response: Walking lane has been added to access bike racks in the NW Corner of garage.

71st Street. Class A

- a. Variance. Indicate building height minimum frontage of 35'-0" from 13.0' NGVD for 90% of the length from setback line. Project does not comply.
Response: Historic Building and existing building cannot be modified to comply.
- b. Variance. Do not comply with setback of 10'-0" required below 55'-0"
Response: Historic Building and existing building cannot be modified to comply.
- c. Variance. Do not comply with setback of 25'-0" required above 55'-0".
Response: Historic Building and existing building cannot be modified to comply.
- d. Variance. Do not comply with pedestrian path required.
Response: Historic Building and existing building cannot be modified to comply.
- e. Variance. Do not comply with minimum 70% clear glass with views to the interior.
Response: Historic Building and existing building cannot be modified to comply.
- f. Variance. Do not comply with minimum 90% of habitable space shall be 50'-0" in depth.
Response: Historic Building and existing building cannot be modified to comply.
- g. A variance to not provide a shade structure with a minimum of 5'-0".
Response: Historic Building and existing building cannot be modified to comply

Abbott Avenue. Class B frontage.

- a. Variance. 10'-0" pedestrian path is not continued.
Response: Historic Building Designation shall fulfill variance.
- b. Variance. Do not comply with setback of 10'-0".
Response: Historic Building Designation shall fulfill variance.
- c. Variance. Façade does not comply with minimum height of 35'-0" for 90%.
Response: Historic Building Designation shall fulfill variance on existing structure. New development fulfills requirement pertaining to new frontage.

- d. Variance. Do not provide a shade structure with a minimum of 5'-0" is required.
Response: Historic Building Designation shall fulfill variance. New development fulfills requirement pertaining to new frontage.
- e. Variance. To allow a driveway when there is a frontage C that allows combined driveway.
Response: Acknowledged.
- f. Variance. Revise calculations of building frontage. The required depth of 45'-0" for habitable space for 90% of the façade cannot include the package area. Portions of the retail does not comply. Provide length of habitable space only on the area that complies on Page A2.7
Response: Ground floor has been Revised. See Sheet A2.7
- g. Variance. Parking and loading areas at the ground level shall be concealed from pedestrian path with required habitable space. The valet pick up shall be located behind the habitable space.
Response: Acknowledged.

Harding Avenue. Class C frontage.

- a. Variance. Do not comply with setback of 10'-0".
Response: Acknowledged. Existing building cannot be modified to comply. New development fulfills requirement pertaining to new frontage.
- b. Variance. Façade does not comply with minimum height of 35'-0" for 85%.
Response: Acknowledged. Existing building cannot be modified to comply.
- c. Variance. Do not comply with minimum 70% clear glass with views to the interior.
Response: Acknowledged. Existing building cannot be modified to comply.
- d. Variance. Do not comply with pedestrian path required.
Response: Acknowledged. Existing building cannot be modified to comply. New development fulfills requirement pertaining to new frontage.
- e. Variance. Parking shall be setback 20'-0" and screened from pedestrian path with habitable space.
Response: Acknowledged. Parking complies with setback of 20'-0" and will be screened from pedestrian path by landscape.
- f. Waiver for not combining loading and parking driveway is required.
Response: Loading and Parking Driveway is combined to a single drive lane.
- g. Variance Do not provide a shade structure with a minimum of 5'-0".
Response: Acknowledged. Existing building cannot be modified to comply. New development fulfills requirement pertaining to new frontage.
- h. Variance. Parking and loading areas at the ground level shall be concealed from pedestrian path with required habitable space.
Response: Acknowledged.

4. DESIGN COMMENTS

- a. The "tunnel" design needs to be reexamined.
Response: Retail and lobby reshaped to reduce visual impact of tunnel effect.
- b. Surface parking south of City National building not permitted. Parking facilities shall be entirely screened from view from public rights of way and Clear Pedestrian Paths.

Response: Need to retain per existing lease.

- c. Architect shall explore opening up Ground floor of City National Bank building to retail/restaurant use to engage street and liven pedestrian 71st Street corridor.

Response: Need to retain per existing lease.

- d. Retention/redevelopment of surface parking lot antithetical to development within the TCC. In addition to the conflict of the retention of the 300 71st Street building, ground floor improvements shall be made that endeavor the intent of the ordinance.

Response: Need to retain per existing lease.

- e. Rooftop and surface parking shall be screened from view from surrounding towers through the use of solar carports or landscaping.

Response: A landscaped trellis has been added to conceal the entire surface lot from the view of surrounding towers, along with a landscape buffer along the street edge.

- f. Surface lot behind CNB to be set back from street and activated at front along Harding and incorporate elevated urban garden

Response: Need to retain per existing lease.
