



23-DEC-2020

PB20-0341

Plan Address: 2901 Indian Creek Drive, Miami Beach, FL 33140

Parcel: 0232260011180

Description: Modification of DRB Order 22945 and approval of signage and landscape

Planning Department Review Comments - First Submittal

1. **Zoning Data, provide Planning Department zoning data, there is a lot of information missing, parking district, etc.**

Response: Project is located in parking district #1; information has been included on sheet A-26.

2. **Setbacks: the south side setback is not an interior setback, is a side setback facing the street, correct this and revise calculations and data accordingly.**

Response: Setback nomenclature has been corrected on sheet A-26; calculation has not changed.

3. **A-38 Roof Plan: what is the use of the 466 SF space in front of the elevator and the small room on the north side? Provide labels, only allowable height exemption uses can be placed there.**

Response: Please see sheet A-38. This space is allocated for pool equipment room, roof elevator and stair vestibule, and bathroom.

4. **Critical issue: The traditional parking plan is not correct. Without this, the application cannot move forward. What is shown still requires variances. Schematic plans are needed for all levels: at least one section and one elevation that show compliance with height, setbacks, FAR diagrams, zoning data and parking requirement calculations. Provide this on a separate set of drawings: it has to be the same program in terms of areas and parking requirements of the project with mechanical parking with no variances required. (the alternate plan still shows the need for variances, driveway width, etc, and probably more without having all the floor plans.) Pages A-47, A-47 are insufficient, it is showing tandem spaces? Unless is valet parking?. Comply with 130-38 (3) (c) requirements.**

Response: Parking for the traditional plan is tandem. Traditional compliant design and drawings have been submitted as sheets A-46 through A-52. No variances are contemplated for the traditional plan.

5. **All HPB and PB comments must be addressed and plans must coordinate.**

Response: All comments have been addressed and all plans coordinated.

6. **Provide a narrative response.**

Response: This document serves as the narrative response.

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