

Final DRB Submittal Set – Revision Narrative

TO: **MIAMI BEACH PLANNING DEPARTMENT**
Response Narrative to Zoning Review - Comments
Irina Villegas
e: ivillegas@miamibeachfl.gov
Michael Belush
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FROM: Owner Representative - Rane Smith, Director of Global Construction
Architect – A.C.Atherton, AIA
Landscape Architect - Andres M. Arcila

SUBJECT: **DRB21-0689, a.k.a. DRB19-0369**
40 Island Avenue

RESPONSE TO: DRB21-0689, 40 Island Avenue - Standard Spa

'DRB21-0689, 40 Island Avenue. An application has been filed requesting Design Review Approval for modifications to a previously approved application for exterior design modifications to the existing building, including variances to reduce the required side and sum of the side yard setbacks for the construction of an FPL vault and to exceed the maximum height allowed for fences and gates.

Specifically, the applicant is requesting to extend the previously approved setback variances by expanding the limits of the FPL enclosure along the east side property line, and associated modifications, in order to accommodate additional FPL equipment.'

SUBMITTAL COMMENTS - Response Narrative to DRB Zoning Review - Comments

TO: **Irina Villegas**
e: **ivillegas@miamibeachfl.gov**

1. As the work done has not been approved in a building permit, the application is considered after-the-fact and triple fees for the application fee will apply.
Response: *Noted. G.C. was working with FP&L to maintain construction schedule. Owner will provide for the payment as requested.*
2. Provide copy of the previous building permit plans approved for the transformer and fences.
Response: *Noted. All pages of master building permit plans relevant to subject area are attached and included in Architectural and Landscape submittal under Delta 9.*
3. Provide an elevation/section drawing showing existing conditions.
Response: *Provided. All pages of master building permit plans relevant to subject area are attached and included in Architectural and Landscape submittal under Delta 9.
See Final DRB submittal dated July 6, 2021, information reflected on both Architectural, Survey and Landscape drawings.*
4. Provide evidence of compliance with previous orders, specifically condition II.A.2. of the June 4, 2019 order for location of parking spaces and charging stations at the front
Response: *Noted. See photo attached for existing landscaped condition. All pages of master building permit plans relevant to subject area are attached and included in Architectural and Landscape submittal under Delta 9.
(See photo on next page.)*



PHOTO OF PLANTING ALONG ISLAND AVENUE

TO: Michael Belush
e: MichaelBelush@miamibeachfl.gov

1. SUBMITTAL COMMENTS

- a. Include relevant copies of the building permit plans, for the subject area.

Response: *Noted. All pages of master building permit plans relevant to subject area are attached and included in Architectural and Landscape submittal under Delta 9.*

- b. Staff will be recommending that access gates be installed along the east property line, across the access drive.

Response: *Noted. FP&L mandated the utility pad in front of enclosure opening to maintain free access to Farrey Lane at all times. FP&L did not accept a gate between utility pad and terminus of Farrey Lane due to high voltage electrical safety requirements.*

We have provided a removable bollard to prevent illegal parking on FP&L concrete pad, as shown on Sheets L1.04 and L2.07. The project team will remain open to a mutually beneficial solution so as long as it will not compromise public and hotel guest safety.

- c. Staff may recommend that the portion of the stone clad fence east of the FPL enclosure be removed, and that such stone be placed on the eastern face of the FPL enclosure, in order to provide more room for any landscaping located to the east of the enclosure.

Response: *Noted. See sheet A5.3 of current planting photo installed per drawing L3.01b. The enclosure wall is currently painted dark grey to create a backstage to the planting.*

d. Please provide some additional photos showing the current conditions of the subject area.

Response: *Provided. See sheet A5.3*

e. It would also be advisable to review the other conditions imposed by the DRB to ensure that they have been complied with (such as the requirements related to the electric vehicle charging station at the front of the property).

Response: *Noted. See photo attached for existing landscaped condition.*



PHOTO OF PLANTING ALONG ISLAND AVENUE