

**5333 Collins Avenue**  
**NARRATIVE RESPONSE CHART**  
**July 02, 2021**

Item	Comment	Response	Reference Sheet Number
A) Planning Comments (from Irina Villegas)			
1.	Please provide a pedestrian walkway from the public sidewalk (covered from the point of the required front setback and along the loading area, generator, and security room). This activation will avoid a variance that would otherwise be required for the screening requirements of parking structures at the first level.	PEDESTRIAN WALKWAY HAS BEEN PROVIDED FROM THE PUBLIC SIDEWALK AS REQUESTED.	A-102. LD-001
2.	A variance will be required for the accessible walkway that exceeds the maximum allowed projection into a required yard, and which exceeds a maximum height of 30" above adjusted grade. Elevation of the ramp/landing on the north side yard. Max elevation for projections is 8.97' NGVD. Provide elevation and section drawings of the ramp. Show any required guardrail.	SEE REVISED GROUND FLOOR PLAN SHOWING THE ACCESSIBLE WALKWAY WITHIN THE ALLOWABLE SETBACK TO AVOID ANY VARIANCES.	A-101. A-102, LD-001
3.	Revise shaded diagram and calculations on page LD-008.2 showing the area of the rear yard of the property including 105'-11" from the erosion control line. Indicate area of impervious surface or deck, excluding 4'-0 walking area along pool water's edge and water area. The deck area cannot exceed 30% of the area of the rear yard. Indicate area of the building in the rear yard. Area of building cannot exceed 30% of the rear yard. Diagram provided on page LD-008.2 is incorrect. It shall include the overall rear yard area and overlay districts. Decks count as impervious. Dimensions of rear yard and overlay districts are illegible.	ACKNOWLEDGED, REFER TO UPDATED SHEETS FOR CLARIFICATION AND UPDATED DIAGRAM AND CALCULATIONS.	LD-009, LD-09.1

4.	Revise diagrams and calculations in the Oceanfront Overlay district. Dimensions of overlay districts are illegible. Building, pool deck and pool water are considered part of the lot coverage. The pool, deck and building cannot occupy more than 50% of the Oceanfront overlay. (50'-0" from bulkhead line). Diagram provided on page LD-008.1 is incorrect. Diagram also shows a covered terrace on accessory building, not shown on plans. Please clarify.	ACKNOWLEDGED, REFER TO UPDATED SHEETS FOR CLARIFICATION AND UPDATED DIAGRAM AND CALCULATIONS.	LD-009, LD-009.1
5.	Provide details of the fence at the rear yard of the property. Indicate height measured from elevation of the Beachwalk at the center/rear.	ACKNOWLEDGED, REFER TO UPDATED SHEETS FOR FENCE DETAILS AND REQUESTED INFORMATION.	LD-007
6.	Provide details of the fence on the sides of the property (not including rear yard). Indicate height measured from grade elevation at the front sidewalk.	ACKNOWLEDGED, REFER TO UPDATED SHEETS FOR FENCE DETAILS AND REQUESTED INFORMATION.	LD-007
<b>B) Landscape Comments (from Enrique Nunez)</b>			
1.	Refer to the Chapter 46 Tree Preservation ordinance for tree protection and tree replacement/mitigation requirements.	ACKNOWLEDGED.	LD-005 / LD-005.1 – LD-005.2 / LD-005.3
2.	Provide a tree survey and tree disposition plan.	REFER TO SHEET LD-005 FOR TREE SURVEY AND TREE DISPOSITION PLAN.	LD-005
3.	Refer to the Chapter 126 Landscape ordinance for minimum landscape requirements for new construction including plans required and landscape legend form.	ACKNOWLEDGED.	LD-004.2
4.	Dune Preservation/Overlay Zone: At a minimum, 50% of the rear yard along the rear property line needs to be transparent with plant materials that would naturally not exceed 36" at maturity and would not require periodic pruning in order to maintain such height. View corridors shall be graphically identified and dimensioned on the landscape plans.	ACKNOWLEDGED. REFER TO LD-008, LD-008.1 FOR PLANTING WITHIN DUNE PRESERVATION OVERLAY ZONE. REFER TO LD-001 FOR UPDATED LANDSCAPE PLANS.	LD-008, LD-008.1, LD-001

C) Urban Forestry Group Review - Complete			
1.	Pass.		
D) Transportation - Complete			
1.	Pass.		
E) Public Works Comments- Pass (from Aaron Osborne)			
1.	Since this is new construction (multi-family and/or non-residential), hydraulic models will be required on water and sewer system to determine the impact from the proposed development. This is required prior to allowing any water and sewer service connections.	ACKNOWLEDGED, WILL COMPLY	
2.	NPDES Construction Generic Permit will be required during the Building Permitting phase since your area development is greater than 1.0 acres.	ACKNOWLEDGED.	
1.	<b>Recommendations:</b> All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.	ACKNOWLEDGED, WILL COMPLY.	

2.	<p><b>Recommendations:</b> The pool and water features will need to have one (1) of the following:</p> <p>a) If feed by an irrigation line, it must discharge waste into an on-site small well or drainage well.</p> <p>b) If Feed by a domestic line, the pool must discharge into the sanitary sewer system and an affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.</p>	ACKNOWLEDGED. WILL BE FED VIA IRRIGATION LINE.	
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