

## **NARRATIVE RESPONSES (07/05/2021)**

### **HPB PLAN REVIEW**

1. Indicate in the LOI the approximate valuation of the proposed project.

**Response:** *Approximate valuation of the proposed project has been added to the Letter of Intent.*

2. Indicate in the LOI the gross square footage of the project.

**Response:** *The gross square footage of the project has been added to the Letter of Intent.*

3. Per a recently adopted ordinance 2021-4416 amendment, this project would qualify for certain fees to be waived including the application fee, per variance fee and gross sq ft fee.

**Response:** *Noted, thank you for providing the design team with this information.*

4. Staff is supportive of the placement of signage on the building wall. The zoning code permits a 20 sq ft sign. Staff would be supportive of a variance to exceed the size by up to 10 sq ft for a total size of 30 sq ft (also, no fee would be required) .

**Response:** *The current signage design located on the building wall is approximately 12.25 sq ft. As the project develops further the design team will keep in mind the 20 sq ft. maximum size and additional 10 sq ft. allowance with a variance.*

5. Staff recommends exploring combining transformer capacity with the adjacent housing project.

**Response:** *The design team will coordinate with the adjacent building to explore combining transformer capacity.*

### **HPB ADMIN. REVIEW**

1. Please disclose the Housing Authority of the City of Miami Beach on page 8 of the application.

**Response:** *After clarification with Monique Fons with the City of Miami Beach, the application has been revised to disclose the Housing Authority of the City of Miami Beach on page 7, not 8.*

## HPB ZONING REVIEW

1. Letter of intent shall be updated. Revise lot area per survey.

**Response:** *Letter of Intent has been revised.*

2. A variance from the minimum required parking space is required.

**Response:** *The parking spaces and layout have been revised to incorporate the standard size of 8'-6"x18'-0". Please refer to page 33 of Architectural Plans and Exhibits pdf.*

3. A variance to not provide active uses screening parking is required.

**Response:** *A variance request for Sec 142-156(b) was added to the Letter of Intent and Zoning Information Table.*

4. Although there is no requirement for maximum height for finish grade in required yards, a wall located within the required yards cannot exceed the maximum height allowed for a fence, or 7'-0" measured from grade elevation. Retaining walls cannot exceed the maximum height of 7'-0' allowed for a fence.

**Response:** *Retaining walls were reduced to be less than 7'-0" measured from grade elevation. A note was also added to all elevation and section drawings as needed.*

5. Revise Far diagram and calculations. Covered stair at the front shall count at the second floor.

**Response:** *FAR Diagrams were not changed as the stair is already accounted for on the First floor plan. Stair is only bringing occupants up from the First floor to the Second floor, and there is no need to count again. This was confirmed by Irina Villegas via email.*

6. The area of the sign shall be provided indicating length and height. Clearly indicate if the signs are illuminated.

**Response:** *The length, height, and area for the sign have been provided. Additionally, a note was added to the signage diagram clearly stating it will be illuminated. Please refer to page 55 of Architectural Plans and Exhibits pdf.*

7. Revise section drawing to indicate that the ground floor parking complies with a height of 12'-0" measured from BFE +1 foot to underneath of the floor slab above.

**Response:** *Section drawings have been revised to include the dimensions showing compliance. Please refer to pages 43 & 44 of Architectural Plans and Exhibits pdf.*

8. Missing diagram showing that the project provides 5% of the lot area (497.7 sf) of landscape in addition to the required setback areas. The area shall be indicated on a site plan and cannot include areas within the required front, sides and rear setbacks. Project does not appear to comply.

**Response:** *Additional landscape areas were added to provide the total 497.7sf required. The diagram requested was added to the package; please refer to page 30 of Architectural Plans and Exhibits pdf.*

9. Alternative transformer location shall be screened from view and comply with maximum height allowed for mechanical equipment. Elevations details shall be provided to approve in alternate location.

**Response:** *No need to provide any additional drawings as comment is for the Alternative transformer location. Additionally, the design team is coordinating with owner and design team from 1144 Marseille Drive to explore possibility of utilizing one transformer for both projects.*

## **PUBLIC WORKS:**

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.

**Response:** *Required hydraulic models will be provided by Civil engineer at time of permit.*

2. All proposed parking space removals are to be coordinated with the Parking Department. (Sheet 29)

**Response:** *Noted, and the project team will coordinate.*

3. Show the 5 feet utility easement on the south boundary of the property. (Sheets 29 & L1.10)

**Response:** *Sheets have been revised to include the 5ft Utility easement.*

4. Proposed trees within the utility easement will need to be approved by greenspace management and restrictive covenant will be required. (Sheet 28)

**Response:** *Noted, we will be sure to work with the city to approve greenspace management.*

5. Landscape Plan needs to be consistent with Civil plans with regards to stormwater systems used on site.

**Response:** *All plans will be coordinated with Civil.*

6. Large trees and palms should not be placed in drainage swells

**Response:** *Noted, we will ensure proper drainage at swale.*