

6881 Indian Creek Villas at Indian Creek

Zoning Review

1. Survey shall be updated and include Grade elevation and lot area. Indicate grade in survey measured at the center of the sidewalk on 69th Street. Staff can use 3.58' NGVD as average of 3.57 and 3.59

Noted

2. Revise letter of intent. The front is determined at 69th street, not in Byron Ave. Indian Creek and Byron Ave are street side yards.

This was an error on letter of intent. Plans were corrected. Letter of intent revised to reflect 69th Street as front setback.

Revise number of variances. Number of variances is per side/frontage. The following variances are required.

Total number of variances corrected and clarified. See Sheets A-10 and A-12 for all variances.

1) Street side setback variance on Byron Avenue. Required 10'-0", proposed: 7'-10".

Clarified – Sheet A-10

2) Street side setback variance on Indian Creek Drive. Required 10'-0", proposed: 8'-2".

Clarified – Sheet A-10

3) Pool/deck setback on 69th Street. Required 15'-0", proposed: Not provided.

Pool setback on 69th Street is 15'-0" (shown on Sheet A-12). No variance required.

4) Pool deck setback on Byron Avenue. Required 15'-0", proposed: Not clear 7'-6"/8'-6"

Pool setback clarified on Sheet A-12. Proposed setback is 7'-10". Variance required.

5) Pool/deck setback on Indian Creek Drive. Required: 15'-0", Proposed: 7'-6".

Pool setback clarified on Sheet A-12.

6) A variance to exceed the maximum elevation for projections associated with access stair into the front yard. Maximum elevation is 8.29' NGVD, proposed: 9.6' NGVD.

Plan revised to eliminate projection beyond the allowable 25%. No variance required.

7) A variance to exceed the maximum 25% projection into the front yard for a stair. Indicate front setback to the stair in unit 5, type C.

Plan revised to eliminate projection beyond the allowable 25%. No variance required.

8) A variance from the setback required for rooftop features facing Byron Avenue, Indian creek and 69th Street is required. Indicate proposed setback from building wall below/main building walls to the structures at the roof.

Variance is required. See Sheet A-10 for proposed setbacks.

3. Variance for projections into the required setbacks are based on the proposed setback

included in the variances requested. Revise and clarify. It appears that variances for balcony projections are not required.

Corrected and clarified. No variances required for any projections. See sheet A-11

4. As noted on page A-10, the pool deck at the corner of 69th Street and Indian Creek drive appears to encroach into the 15'-0" front setback. Another variance for the pool is required. Provide a diagram showing the required front setback of 15'-0" up to the center of the curve. Indicate setback proposed to the deck. The property lines at the corner of 69th and Indian Creek Drive as shown on plans do not appear to be consistent with survey. Please review and clarify.

Plan revised and clarified. Pool and pool deck comply with required 15'-0" setback on 69th Street. No variance required.

5. Indicate setbacks to all projections.

Projection setback dimensions shown on Sheet A-11

6. Pool setback proposed on Byron Avenue is not clear there is 8'-6" and 7'-6" noted. Please clarify.

Corrected. Pool setback on Byron Avenue is actually 7'10". See Sheet A-12

7. The project does not comply with section 142-737(b)(3) Rooftop features In the TC-3 district, stairwell and elevator bulkheads and other rooftop features permissible in section 142-1161 extending above the roofline of a building shall be required to be set back from the main building one foot for every one foot in height above the top of the roof deck of each level, with the exception of parapet walls which shall not exceed 3.5 feet in height.

Variance is required. See Sheet A-10 for proposed setbacks.

8. Revise FAR drawings and calculations. Stairs and elevators above the main roof do not count in FAR.

Sheet A-1 FAR totals revised. Sheets A-15 to A-19 FAR diagrams revised.

Stairs and elevators removed from FAR count (Sheet A-19)

9. Kitchen counters are not allowable height exceptions. The building height must be measured to the top of the kitchen counters.

Building height is dimensioned to the top of the rooftop kitchen counters. The kitchen counters are at 37'-6" which is below the maximum allowable building height. See Sheets A-13, A-14, A-29 and A-30

10. Identify room facing Byron Avenue, not included in FAR.

Sheet A-15 revised. Trash/Garbage Room identified (not included in FAR)

11. Show compliance with section (g) Encroachments. No encroachments shall be allowed in the required setback areas except as follows; otherwise, encroachments shall be governed by section 142-1142: (2) In the TC-3 district, no encroachment shall be allowed in the first five feet of setback area measured from the property line adjacent to all streets. Provide setback to all projections.

No encroachments are located within the first five feet of setback area. See Sheet A-11 for setback dimensions of all projections.

12. Dimension width of all walkways.

Walkway dimensions added (Sheets A-9 and A-12).

Urban Forestry

1. Arborist Report does not correlate with the landscape plans. Look at Tree disposition and Arborist report. Report calls for coconut palms to be relocated while landscape plan calls for removal. Coconut palm shall be relocated.
See revised landscape plans, palms are now relocated
2. Tree #6 Identified for preservation. Are overhead utilities being under-grounded? Building redesign at this location possible.
Tree #6 is in conflict with the driveway entrance and it is a Strangler Fig that roots will affect the foundation of the building, we are removing this tree.
3. Tree #11 Identified for preservation. Area surrounding this tree shall be redesign to preserve this tree.
Tree #11 is being removed, it is in conflict with the project design. Proper mitigation is being provided.
4. Tree #1 Identified for preservation. Pool and pool deck shall be redesign to allow for proper preservation.
See revised pool and pool deck configuration to allow for proper preservation of tree #1
5. Parking spots 1-8 shall be studied as they may not be needed once the occupancy of this lot is reduced. Possible landscape are can be design into this area.
Noted, parking spaces #1-8 are not used in our parking count. We suggest that landscape islands be added in order to preserve some parking spaces and add some more landscaped area.
6. Tree species selection in landscape plan lacks diversity requirements and soil volume requirements.
See revised sheets L-02 and L-03 showing diversified species
7. Finally, are there any plans for ex-filtration trenches?
No ex-filtration plans at this time.