

DRB FIRST SUBMITTAL COMMENTS REVIEW RESPONSE

PROJECT: 355 76th Street, Miami Beach

DATE: 07/06/18

DRB NO. DRB18-0294

Comments Issued: **06/26/18 JGM**

Final CAP/PAPER Submittal: **1:00 PM on 07/06**

Notice to Proceed: **07/16**

Tentative Board Meeting Date: **09/04/18**

DRAFT NOTICE:

DRB18-0294, 355 76th Street. The applicant, **GZI Real Estate c/o Pablo Buttice, with address 1090 Kane Concourse, Suite 206 Bay Harbor Islands, FL 33154**, is requesting Design Review Approval for the construction of a new three-story townhouse building with mechanical parking to replace a one-story duplex building, including one or more waivers, and variances to reduce the minimum required pedestal front setbacks, to exceed the maximum allowable encroachment in required yards, and to reduce the required driveway width.

1. DEFICIENCIES IN APPLICATION

- a. APPLICANT name is illegible on hand written application
Response: Will correct name. Please refer to name listed above.
- b. Pending determination/letter from Transportation if traffic study is needed
Response: Traffic study not required, as per confirmation received from Firat Akcay.
- c. Applicant is encouraged to provide rendered images of proposal to abutting properties.
Response: Ok.



2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Include with Final Submittal the “Grade Calculations” that staff has provided with comments.
Response: Grade elevation provided in the survey; please check the presentation package.
- b. Survey missing: CMB Grade elevation at sidewalk edge midpoint along property front of Abbott Avenue, LOT AREA
Response: Survey has been provided.
- c. Add new sheet, CMB zoning legend, remove accordingly to fit on one sheet: remove notes 19-28, 51-55.
Response: Zoning Legend now included on Sheet 12.
- d. **12** Graphically improve setback lines with red dashed line.
Response: Setback lines adjusted.
- e. **13** Graphically add setback lines with red dashed line.
Response: Setback lines adjusted.
- f. **14** Graphically add setback lines with red dashed line.
Response: Setback lines adjusted.
- g. **15** Graphically add setback lines with red dashed line and add additional front setback dashed line.
Response: Setback lines adjusted.
- h. **16** Graphically add setback lines with red dashed line.
Response: Setback lines adjusted.
- i. **17** Graphically improve FAR drawings with better shade/hatch/color for those areas counting towards FAR.
Response: FAR diagrams have been improved for better readability. Please refer to Page 19.
- j. **19** Graphically add setback lines with red dashed line.
Response: Setback lines shown in red in Elevation.
- k. **19 and 23** Graphically add 25’ building depth height restriction zone, with DRB waiver up to 20’ with red dashed line.
Response: Building depth height restriction zone denoted with red dashed line.
- l. **20** North elevation has “dark” window adjacent to aluminum mullions, “break metal” Verify and supply detail of window
Response: North elevation dark appearance in windows is due to rendering shadow effects and shadow casted from inside walls. All glass panels shall be the same.



- m. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: Title added.

- n. Add narrative response sheet.

3. ZONING/VARIANCE COMMENTS.

- a. Revise survey to indicate lot area and grade of the property.

Response: Grade elevation will be provided in survey; please check the presentation package.

- b. The project requires the following variances as determined by staff:

- 1. Variance #1 to reduce the required front setback. Required: 10'-0", Provided 8'-3"

Response: Variance requested on Sheet 13. Front setback provided to stair landing is 8'-7."

- 2. Variance #2 to exceed the maximum allowable height within required yards (including front and street side): Maximum (flood+grade/2 + 30"), Proposed: 9.66' NGVD.

Response: Variance requested on Sheet 13; height provided above grade is 5'-2".

- 3. Variance #3. MISSING DEMONSTRATION OF COMPLIANCE OR REQUEST VARIANCE: New construction shall be designed to incorporate naturally landscaped areas at the ground level, in addition to the minimum setback requirements, which is equal to or greater than five (5) percent of the total lot area. Section 142-884(d). 5% of lot area = 278SF needed. Provide a diagram showing calculations.

Response: Naturally landscape areas calculation provided, as shown on Sheet 14. No variance needed.

- b. The variance for the driveway is not necessary, as the overlay district regulations overwrites this aspect of the parking Code. The driveway curb cut and pavement shall be 10'-0".

Response: Ok. No variance required for the driveway. Driveway width adjusted to 10'.

- c. WAIVER: The maximum building height for new construction shall be 32 feet for the first 25 feet of building depth, as measured from the minimum required front setback and a maximum of 45 feet for the remainder of the building depth. The Design Review or Historic Preservation Board, as applicable, may allow for up to the first 32 feet in height to be located within the first 20 feet of building depth, as measured from the minimum required front setback

Response: Waiver requested; please refer to Sheet 13 for waiver requests.

- d. WAIVER: A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab, The design review board or historic preservation board, as



applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.

Response: Waiver requested; please refer to Sheet 13 for waiver requests.

e. PENDING Determination from Planning Director re/ mechanical parking Apartment buildings with 20 apartment units or less may utilize mechanical lifts, in accordance with the review criteria of section 138-38(5), provided the parking area is accessed from a rear alley and secure storage for alternative transportation such as scooters, bicycles, and motorcycles is provided on site.

Response: Parking lifts will no longer be provided. Please refer to the Site Plan on Page 11.

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Building should be pushed back closer to the 5'-0" interior side and 5'-0" rear setback minimum distance in order to alleviate massing from street.

Response: Building adjusted closer to minimum setback distances. Please refer to Sheet 11 – Site Plan, for updated setbacks.

- b. Any new handrail shall be flat profile and brushed aluminum finish and accessibility rail shall return to ground.

Response: All handrails have a flat profile and are made of aluminum, similarly, all rails return to the ground. Please refer to floor plans.

- c. Show design detail of overhead rolling garage door for security into parking area.

Response: Due to means of egress requirements, no overhead garage door is provided.

5. LANDSCAPING COMMENTS

- a. Landscape plan should include upper levels plantings (as seen in renderings)

Response: Please refer to Landscape Plans for addressed comments. Plantings included in Landscape plans.

- b. Provide a Tree Survey prepared by a land surveyor, and issued / certified within the last 6 months.

Response: Please refer to Landscape Plans for addressed comments.

- c. Provide a Tree Disposition Plan. Removal of any trees with a dbh of 3" or greater would require a Tree Removal Permit to be issued by CMB Urban Forestry Division.

Response: Please refer to Landscape Tree Disposition Plan for addressed comments.

- d. Provide a Landscape Plan inclusive of canopy shade trees in the public ROW/sidewalk spaced 20' on center. Silva cell or approved equal should be specified under the adjacent hardscape areas of the tree pit providing a minimum 1,000 CUFT of good planting per tree. Planting volume could be shared with a



maximum of two tree when planted in close proximity. Irrigation and landscape up lighting (two fixtures per tree) should also be specified.

- e. **Response:** Please refer to Landscape Plans for addressed comments.
- f. The placement of street furniture, light poles, bike racks, bus stop, should work around the required tree spacing in order to maximize the total number of canopy shade street trees.
Response: Ok. Architectural floor plans shall be coordinated with the Landscape plans.
- g. Please address tree removal mitigation requirements as part of the proposed landscape plan. Landscape plan shall comply or exceed minimum landscape code requirements as prescribed by CMB Landscape Code Chapter 126. Provide standard landscape legend on plans demonstrating compliance. Silva cell or approved equal should be specified under the adjacent hardscape areas of the tree pit providing a minimum 1,000 CUFT of good planting per tree. Planting volume could be shared with a maximum of two tree when planted in close proximity. Irrigation and landscape uplighting (two fixtures per tree) should also be specified.
Response: Please refer to Landscape Plans for addressed comments.
- h. Provide a Tree Survey prepared by a land surveyor, and issued / certified within the last 6 months.
Response: Please refer to Landscape Plans for addressed comments.
- i. Provide a Tree Disposition Plan. Removal of any trees with a dbh of 3" or greater would require a Tree Removal Permit to be issued by CMB Urban Forestry Division.
Response: Please refer to Landscape Plans for addressed comments.
- j. Address Tree Removal Mitigation requirements as part of the proposed landscape plan.
Response: Please refer to Landscape Plans for addressed comments.
- k. Overall green roof area should be increased to be at least 50% of the roof / deck / balconies which are above grade and open to the sky. Rooting depth may be increased to facilitate the installation of up to 25% of the required canopy shade trees.
Response: Planters are provided at roof level, not a green roof.
- l. Include location of signs, fire hydrants, poles and overhead lines on plans.
Response: Location of existing poles, and signs are shown on sheet 11 and Survey.

6. TRANSPORTATION COMMENTS

- a. Pending determination/letter from Transportation if traffic study is needed
Response: Traffic study not required, as per confirmation received from Firat Akcay.
- b. On the side of the development facing Abbott Avenue, you should consider not to exceed the height of 30' within setback in order to provide adequate visibility for vehicles stopped at the intersection.
Response: Stair landing does not affect visibility for vehicles standing at the intersection. Please refer to Sheet 11 for Setbacks and Visibility Triangle at corner of property.



- c. Any landscaping should follow the same height requirements as well. I see a variance request for the above setback.

Response: Height not exceeded any longer; please refer to Site Plan for updated setbacks.

- d. The development does not provide for any bicycle parking. You should also designate an area for bicycle racks.

Response: 4 Bicycle Parking spaces will be provided on designated area for bike rack at the front of the building. Please refer to the Site Plan on Sheet 11.

