

APPLICANT'S RESPONSES TO FIRST SUBMITTAL COMMENTS
AKERMAN LLP
8/3/18

PLANNING DEPARTMENT

Staff First Submittal Review Comments

Design Review Board

SUBJECT:

DRB18-0282 | **1920 West Avenue**

Comments Issued:

06/26/18 JGM

1. DEFICIENCIES IN APPLICATION

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Generally, remove regulating lines and numbers.

COMPLETED.

- b. **COVER:** remove zoning legend. Add new sheet, CMB zoning legend.

COMPLETED.

- c. **FAR01.01. EXISTING FAR** legend illegible. Enlarge when FAR diagrams graphically improved to include those areas counting towards FAR on each level with adjacent xSF next to each level. Diagrams (and legend) shall be enlarged, two per page. Include property lines.

COMPLETED.

- d. **FAR01.01. ADD NEW SHEET PROPOSED** FAR legend illegible. Enlarge when FAR diagrams graphically improved to include those areas counting towards FAR on each level with adjacent xSF next to each level. Diagrams (and legend) shall be enlarged, two per page. Clearly depict new FAR shaded areas from existing. Include property lines.

COMPLETED.

- e. **PK01.01** parking legend illegible. Enlarge when parking diagrams graphically improved to include those parking spaces per level on each level. Note new SF subject to Section 130-32 *Grocery stores, supermarket, fresh fruit, fish, meat, poultry:* One space per every 250 square feet of floor area.

COMPLETED. PARKING CALCULATIONS REVISED, ACCORDINGLY.

- f. **SP01.02** Remove legal in upper right corner. Dimensions illegible, enlarge.

COMPLETED.

- g. **D01.01** Relocate demolition plan to after Existing plans A01.01

COMPLETED.

- h. Graphically show (red dashed) property setback that variance request is modifying.

COMPLETED.

- i. **A01.01 and A01.02** graphically improve line weights: property line, setback line, sidewalk width, curb edge on FIRST Floor of each sheet. Call outs are too small and illegible. Remove regulating lines and numbers.

COMPLETED.

- j. **A01.03** Add property line, setback line, sidewalk width, curb edge on FIRST Floor of each existing and proposed plan.

COMPLETED.

- k. **A02.04A and A02.04B** Include existing and proposed FRONT ELEVATIONS to one page. Remove regulating lines and numbers. ADD setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements. Increase font size of measurements. Enlarge detail. Enlarge font size and measurements overall.

COMPLETED.

- l. **A02.04A and A02.04B** Include existing and proposed side elevations to one page on new sheet. Remove regulating lines and numbers. ADD setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements. Increase font size of measurements. Enlarge detail. Enlarge font size and measurements overall.

COMPLETED.

- m. **A02.05** Remove regulating lines and numbers. Add property lines. Add curb edge Increase font size of measurements. Where is the rest of side of building (ie exterior open stairs)

COMPLETED. EXTERIOR OPEN SIDE STAIRS OUTSIDE OF SCOPE.

- n. **LD01.01** Deficient. Landscape plans must be signed and sealed by a registered landscape architect in the State of Florida. Plant/species not identified.

COMPLETED.

- o. **A03.01C** Add more exterior color photos (max 4 to a page) of northwestern portion of building (from street) of area to accommodate addition.

COMPLETED. EXTERIOR SHOWN FROM ALL ANGLES RELEVANT TO SCOPE.

- p. **Missing roof plan** Architect should explore adding roof overhang/protections for increased shade and rain shelter at rooftop level.

COMPLETED. SEE A01.06

- q. **MISSING variance diagram**

COMPLETED. SEE V01.01 AND V01.02

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

COMPLETED.

- s. Add narrative response sheet.

COMPLETED.

3. ZONING/VARIANCE COMMENTS.

- a. Variance #1 to modify the previously approve variance (BOA2535) to reduce all of the required side facing street setbacks in order to building the new addition to continue the building line.

NOTED.

- b. MISSING variance diagram

COMPLETED. SEE V01.01 AND V01.02

- c. Floor plans and FAR drawings shall be enlarged and provide one floor plan per page.

COMPLETED CONSISTENT WITH COMMENT 2D ABOVE.

- d. Floor plans of the entire building shall indicate name of all rooms and spaces.

COMPLETED.

- e. Indicate the building height of the new lobby area on elevation drawings.

COMPLETED.

- f. Provide a section detail thru the front ramp and platform. Indicate height of top of railing/wall and platform

COMPLETED.

- g. In addition, indicate in letter of intent the modifications to the project to increase X amount of FAR in the building. Include sea level rise criteria.

COMPLETED.

4. DESIGN/APPROPRIATENESS COMMENTS

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

NOTED.

- b. Architect should extend horizontal aluminum louvers/fins past new solid addition.

COMPLETED.

5. LANDSCAPING COMMENTS

- a. Deficient. Landscape plans must be signed and sealed by a registered landscape architect in the State of Florida.

COMPLETED.

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

TREE SURVEY COMPLETED. APPLICANT WILL COMPLETE ADDITIONAL SURVEY'S AS REQUIRED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMIT.

- 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.

COMPLETED. AND NOTED.

- 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.

PLACEMENT OF STREET TREES ON RIGHT OF WAY IS IMPAIRED BY EXISTING FEATURES SUCH AS BICYCLE RENTAL STANDS, PEDESTRIAN LIGHT POLES, TRASH RECEPTACLES, STREET LIGHTS, BUS SHELTERS, EXISTING LANDSCAPING FEATURES, AND CORNER LINE OF SIGHT REQUIREMENTS, AS WELL AS BY A POTENTIAL FUTURE RELOCATION OF AN EXISTING BUS SHELTER (SEE LANDSCAPING SHEETS FOR MORE DETAIL). FURTHER, APPLICANT IS CONCERNED THAT ANY LARGE TREES PLACED ON THIS NORTHERN PART OF THE PROPERTY WOULD SUFFER FROM LACK OF SUN EXPOSURE AND MAY OBSCURE OR INTERFERE WITH THE UNIQUE ARCHITECTURE OF THE BUILDING, ESPECIALLY BY VIRTUE OF THE BUILDING'S "TILT" NORTH ALL THE WAY UP TO THE PROPERTY LINE (THESE CONDITIONS CURRENTLY EXIST, AND ARE NOT WORSENER BY THE PROJECT PROPOSED UNDER THIS APPLICATION). THEREFORE, APPLICANT IS PROPOSING NO PUBLIC ROW/SIDEWALK TREES AS PART OF THIS APPLICATION. NEVERTHELESS, APPLICANT UNDERSTANDS THAT STREET TREES MAY BE REQUIRED, AND WILL CONTINUE TO WORK WITH STAFF TO EXPLORE OPTIONS AND DETERMINE FEASIBILITY.

- e. 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.

SEE COMMENT RESPONSE ABOVE.

- f. Please address tree removal mitigation requirements as part of the proposed landscape plan.

COMPLETED.

6. TRANSPORTATION COMMENTS

- Approval of relocation of the existing bus shelter by City's Transportation Department is required
- Shelter could be relocated only within the same bus bay
- Shelter relocation needs to be closely coordinated with City's Transportation Department and may affect relocation of other street furniture
- All cost associated with bus shelter relocation is to be borne by the developer

ALL TRANSPORTATION COMMENTS ARE NOTED.