

DRB18-0355 RESPONSE NARRATIVE
1/7/2019

SUBJECT: DRB18-0355, CC HOTEL (555 17th Street) Comments Issued: 12/28/18 | 12/28/18 JGM/IV

Final CAP/PAPER Submittal: **1:00 PM on 01/07/19**
Notice to Proceed: **01/14/19**
Tentative Board Meeting Date: **03/05/19**

PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 01/07/2019** for the **MARCH 05, 2019** meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

• **All** other associated fees due **01/16/2019**

DRAFT NOTICE:

DRB18-0355, 555 17th Street-Convention Center Hotel. An application has been filed requesting Design Review Approval for the construction of a new eighteen (18) story convention center hotel.

1. APPLICATION COMMENTS 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. A0-16 FAR SITE: Provide ENTIRE site boundary diagram (Collins Canal, CCDrive, 17th Street and Washington Ave) and total lot area SF of said parcel and include FAR of all existing structures. **(An overall site boundary diagram has been included. Please refer to sheet(s): A1-16)**
- b. A0-15 Correct zoning legend with appropriate SFS for uses and parking counts. **(Parking requirements based on proposed code amendment.)**
- c. A0-16 FAR CCHOTEL: Enlarge FAR diagrams for legibility to determine if all spaces were counted correctly, diagrams contain on 2-3 pages if necessary. **(Enlarged diagrams have been included. Please refer to sheet(s): A0-17 TO A0-10))**
- d. PARKING Number of provided spaces is deficient, needs to be resolved:
 - HOTEL: 800 rooms/ .4 = **320 spaces** **(Parking requirements based on proposed code amendment.)**
 - AUDITORIUM/MEETING/BALLROOM: 54,960SF = **55 spaces** **(Parking requirements based on proposed code amendment.)**
 - RETAIL/SPA/FITNESS: (25,000SF +23,365SF=48365 **162 spaces** **(Parking requirements based on proposed code amendment.)**)
 - RESTAURANT: One space per every four seats **UNDETERMINED (not less than 600,1 space per 4 seats= 150 spaces)** A total seat count is needed for parking count determination for restaurant and outdoor bar spaces (24,637SF) **(Parking requirements based on proposed code amendment.)**
 - LOADING SPACES: **9 required** (c. Over 100 units but not more than 200 units: Three spaces. d. For each additional 100 units or fraction thereof over 200 units: One space.) NOTE: For the new construction of hotel buildings utilizing enclosed structures for the storage and/or parking of

- vehicles, all required loading spaces shall be located internally.
(Loading requirements based on proposed code amendment.)
- City Commission may waive up to 20% of the required parking.

- e. A1-04 Columns must be setback 18" from the two-way driveway. Identify series of "ovals" located in the southwest and southeast corners. (Drawings have been modified. Please refer to sheet(s): A1-12)
- f. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. (Updated.)
- g. Add narrative response sheet (Included.)

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Provide details of the ground floor storefront systems to be utilized, location of openings, etc (Drawings have been updated. Please refer to sheet(s): A2-09, A1-11)
- b. Provide details of any proposed signage for the hotel (Master Signage Package to be submitted at a later date.)
- c. Provide details of exterior finishes (Drawings have been updated. Please refer to sheet(s): A2-00)
- d. Where does the skybridge connect to? (2nd Level of the Convention Center. Please refer to sheet(s): A1-04)

4. VARIANCE/ZONING COMMENTS

- a. Setback modifications for tower required (Setbacks are based on proposed code amendment.)
- b. There is no rear or interior side setbacks for zoning purposes in this property. Revise plans. (Setbacks are based on proposed code amendment.)
- c. Provide a new survey showing lot area of the entire site including Convention Center and Jackie Gleason. (An overall site boundary diagram has been included. Please refer to sheet(s): A1-16)
- d. Plans lack of dimensions and identification of some spaces. Provide a numbered parking plan and a numbered plan indicating hotel units. (Plans updated and included. Please refer to sheet(s): A1-11 TO A1-18)
- e. Zoning information. Revise lot area. Indicate existing FAR and new FAR. Provide required loading for the hotel. (Zoning requirements based on proposed code amendment.)
- f. Provide enlarged floor plans of the property without colors and showing all dimensions. (Plans updated and included. Please refer to sheet(s): A1-11 TO A1-18)
- g. Parking. Columns shall be setback 18" from the two-way driveway. (Updated. Please refer to sheet(s): A1-12)
- h. 800 hotel units requires 9 loading spaces on site in addition to the loading spaces for the commercial space. Provide a breakdown of the loading spaces required per use. (Loading requirements based on proposed code amendment.)
- i. FAR. Revise drawings and calculations. Provide lot area including convention Center and Jackie Gleason. Indicate existing FAR per structure of all structures and proposed FAR. Balcony at the 3rd floor facing 17th Street counts in the FAR calculations as it is recessed and substantially enclosed on the sides. The covered mechanical room at the 17th level count in the FAR unless is not

covered. Enlarge FAR drawings to not more than 2 drawings per page. It is not clear the areas counted. (An overall site boundary diagram has been included that includes proposed and existing structures Floor Area. Please refer to sheet(s): XX. The mechanical roof on level 17 is open to above and noted on the roof plan. Please refer to sheet(s): A1-17, A3-01.)

- j. Ground level. Specify loading dimensions and driveway width, width of new alley. Identify use of 25 parking spaces located on the east side outside property lines. Perpendicular parking requires 22'-0" driveway width. Oneway driveway shall be a minimum of 11'-0" in width. Plans indicate 10'-0". (Updated. Please refer to sheet(s): A1-11, A1-12)

5. LANDSCAPE COMMENTS

a. General Correction y Ricardo Guzman:

- 1- Tree size and species shall be identified as part of the tree survey. Tree Assessment information has been incorporated into Tree Survey Schedule.
- 2- Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 7722 for the approved tree protection fence detail, tree removal permit forms and CMB planting details. Tree Disposition and Mitigation Plans have been provided. Refer to sheets L1-000 for Tree Disposition Plan, L1-001 for Tree Mitigation Plan.

3- A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on rooftop. Tree Anchoring detail for roof decks has been added. Tree anchoring for roof decks has been added. Refer to sheet L5-210, detail #1.

4- The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume. Silva Cell Detail has been added. Refer to sheet L5-120, detail #7.

5- Understory landscape plan needs to be developed and detailed further. Plant species specified for areas facing the street should not exceed 36" in height at maturity and should not require pruning in order to maintain such height. Please apply general CPTED guidelines for safety and transparency. Understory landscape plan has been further developed; Refer to sheets L1-110 and L6-100. CPTED Guidelines have been implemented.

6- Would the work associated with the Filmore (east of alley) be submitted under a separate application? If not, landscape plan should include the proposed parking lot to the east of the hotel parcel. **Work associated with the Filmore will be submitted under the same permit. Landscape plans have been updated to include this parking lot.**

7- Provide a tree report prepared by a certified arborist for all of the existing trees with a DBH of 3" or greater. Every effort shall be made to retain and/or relocate existing canopy shade trees identified to be in good overall health.

i.e: Trees #43, 44, 45 and 46 shall be scheduled for relocation. **Tree Report has been provided. Refer to sheets L1-000 and L1-001 for Tree Disposition and Mitigation plans.**

5. Environmental Review

1. Include electric car charging ports in the garage. **(2% of parking will have access to charging ports. Please refer to sheet(s): A1-04)**
2. Include shade trees at the ground level instead of palms. **(Shade trees are included on the ground level.)**
3. Include designs to incorporate a blue roof design to the project. **(Rainwater will be captured on the roof and stored in cisterns.)**
4. Include planter boxes on the pool deck greenspace to retain stormwater. **(Stormwater will be captured on the pool deck and stored in cisterns.)**
5. Include bicycle parking on the premises. **(Drawings have been updated. Please refer to sheet(s): A1-11, A1-12)**

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.