

November 12th, 2019

Atte: Planning Department

City of Miami Beach Planning Department

1700 Convention Center Drive

Miami Beach, Florida 33139

RE: Plan Number: DRB19-0469 / Folio # 02-3202-008-1550

Narrative response

Project Address: 816 84th Street, Miami Beach, FL 33141

DRB PLAN AND ZONING REVIEW (Murphy James, Sotelo Fernanda and Villegas Irina)

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 11/12/19 for the January 07, 2020 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. **Noted**

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. **Noted**

- All other associated fees due 11/20/19 **Noted**

DRAFT NOTICE:

DRB19-0469, 816 84th Street. An application has been filed requesting Design Review Approval for the construction of a new residential development to replace an existing one-story residential building, including one or more waivers and variances to reduce the width of a two-way drive aisle and a variance from the surface material requirements for driveways and parking areas.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A0014 Dimension/stripe parking spaces. Remove black wall element in front yard. Add grade datum elevation marks to parking level and all required yards. **Parking stripes and dimensions were added. Black wall element was removed. Levels were added to all yards, parking and sidewalk. Please see sheet 0014**

b. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated. **"Final Submittal" was added to Front cover and all plans are now dated 11/12/19 in revision schedule.**

c. Add narrative response sheet. **Noted**

2. DESIGN/APPROPRIATENESS COMMENTS

- a. Remove 'walls' on ground level that are within the setback. **Black wall element was removed. Please see sheet 0014.**
- b. The location of a common enclosed trash area is missing. **Enclosed trash area was added. Please see sheet 0014.**
- c. The location of mailboxes is missing. **Mailboxes' location was added. Please see sheet 0014.**
- d. Grade is 4.37' NGVD, as noted in survey (elevation of the sidewalk at the center of the property. Show required minimum grade elevation heights in all required yards. **Grade elevation heights were added to all yards. Please see sheet 0014.**
- e. All exterior handrails shall have flat profiles (non-tubular) and retain to ground. **Handrails were changed to flat profiles and a note was added to indicate that they extend to the floor. Please see sheet 0014.**

3. VARIANCE/ZONING COMMENTS

a. Waiver

- 1. To waive 10" of parking clearance height. A minimum height of twelve (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 may waive this height requirement by up to two (2) feet, in accordance with the design review criteria as applicable. **Noted**
- 2. Waiver #2, To eliminate the residential use requirement for all floors of a building containing parking spaces at the ground level along every façade facing a street. For properties less than 60 feet in width, the total amount of residential space at the first level along a street side shall be determined by the design review board. **Noted**
- 3. The parking area requires 22'-0" for a 2-way driveway (section 130-64) and 22'0" for back-up space when parking is perpendicular to the drive aisle. (130-63). As presently designed, the parking can comply with the back up space if the line of parking along the columns is defined by a curb that would allow for additional space for this purpose without encroaching into the 5'-0" side setback for parking. **The parking level was redesigned to allow space for a required second exit from the units. Please revise the new proposed parking layout on sheet 0014.**
- 4. Please note that as designed, only 4 parking spaces can be allowed in the parking area and this requirement will be added as a condition in the final order for the project. **The new parking design has now 7 parking spaces. Please revise the new proposed parking layout at sheet 0014.**
- 5. Any vertical structure in the parking area shall be setback 7'-6" from the interior side property line. Clarify green elements adjacent to parking space. **The green elements shown on the parking level were parking stripes, now indicated in white. Please see sheet 0014.**
- 6. Ac equipment facing the front shall be screened from view with a permanent screening. Landscape alone is not acceptable as screening. **Ac equipment is now hidden from the right of way. Please see sheet 0014.**

7. The parking surface must be of permeable materials. Concrete is not acceptable. Concrete floor was change to permeable pavers. Please see sheet 0014.

8. The front yard (20'-0") shall comply with minimum elevation of 6.56' in some areas, except for the areas allowed to be lower. See section 142-155(a)(3) a. The front yard starts at minimum elevation of 6.56' NGVD and slopes down gradually to meet existing sidewalk elevation. Please see sheet 0014.

b. Variances:

1. Variance #1, a variance to reduce the required width for a two-way driveway/length 20'-3" provided, 22' required. Sec. 130-64 of the Code may be modified to allow residential buildings with fewer than 25 units, drives shall have a minimum width of 18 feet for two-way traffic. Noted

2. Variance #2 a variance from the surface material requirements for parking and driveways. To All parking and driveways shall substantially consist of permeable materials. Staff not supportive Concrete floor was changed to permeable pavers. Please see sheet 0014.

DRB ADMIN REVIEW (Fons Monique)

- 1) Page three of the application must have the signed date. **Page #3 is now signed and dated**
- 2) Page four of the application is incomplete - Alternate Owner Affidavit must be notarized. **Page #4 is now notarized.**
- 3) Page five of the application is in complete - Disclosure of Interest for Helixa LLC must further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. **Information of natural persons were added to the disclosure of interest.**
- 4) Architect may need to register as a lobbyist. **Noted**
- 5) Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday November 20, 2019. **Noted**

PLANNING LANDSCAPE REVIEW (Nunez Enrique)

1. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for information. **Noted**
2. Refer to Chapter 46 titled Environment for tree mitigation/tree replacement requirements. **Noted**
3. Show how proposed tree removals/canopy loss will be mitigated/replaced on the landscape plans. **The Landscape plans will be revised to include calculations showing the amount of canopy sqft to be removed & the amount of canopy sqft to be provided.**

URBAN FORESTRY GROUP REVIEW (Leon Omar)

Requires a tree evaluation report including all trees and palms on the property with a DBH greater than 3". This should be prepared by a certified arborist through ISA or consulting arborist through ASCA. All Specimen trees in good to moderate condition with DBH greater than 12" shall remain on site and be preserved as per provisions of Sec.46 Division 2. **Tree evaluation report was added to Final Submittal's documents.**

Tree permit will be required prior to the issuance of building permit. **Noted**

If you have any questions about this project, please contact me at 786-709-7917

Sincerely,

A handwritten signature in black ink, appearing to read 'Ariel Villella', with a stylized flourish at the end.

ARIEL VILLELLA
Architect & Applicant