

March 09, 2020

Miami Beach Planning Department

DRB 20-0505 Final Submittal
666 71ST Street

Letter of Intent / Narrative Response
Town Center Gateway Project

The project site is located at 666 71ST Street, at the intersection of Indian Creek Drive and 71ST Street, with Carlyle Avenue as the eastern boundary and an interior lot line to the south.

The concept presented herein demonstrates the owner's commitment to transform the entrance of the new town center from an assemblage of vacant and dilapidated buildings into an exciting pedestrian-oriented gateway with new retail and residential, along with lively community oriented activations in unique spaces throughout the building.

The underlying Zoning district is TC-C and allows for a maximum Far of 3.5 and 150du/acre, height of 125 feet. The proposed site is 25,597 or .58 ac, which allows for a maximum of 89,589 FAR sf and 87 units.

The proposed development includes a program of approximately 133,674 gsf of new construction. The building massing consists of ground level retail, lobbies and building services, including 3 loading berths and trash rooms. Floors 2 and 3 include off-street parking with approximately 79 parking spaces. On floor 4 there are residential units and tenant amenity spaces, with a pool and amenity roof terrace. Floors 5 thru 12 are dedicated to residential program with a total unit count of 80 standard units. The 13th floor contains a public access restaurant of approximately 1,100 sf as well as additional building mechanical areas. The last partial floor is mechanical and building equipment on the roof.

The project will seek LEED Gold certification.

The building is envisioned to be constructed of cast in place concrete, with exterior façade materials of modular stone, stucco finished concrete, high-performance clear glazing within anodized aluminum storefront and window wall systems.

The parking areas will be visually screened with architectural precast and metal panel screen systems.

Based on the unique geometrical configuration of the site and land assemblage the design strives to comply with the underlying zoning requirements with a priority on the larger, northern portion of the site located on 71ST Street and Indian Creek Drive. In an effort to achieve this, the following waivers to the TC-C zoning regulations will be required to develop this proposal;

Variance Criteria per Sec. 118-353(d)):

Variance 1 Per Sec. 142-745.e.2.d To allow no habitable space on the 2nd and 3rd floors along 71st Street where Residential, Hotel or Commercial uses, with a minimum depth of 25', are required. Variance 1 addresses the elimination of habitable space, the 25' depth and on both floors 2 and 3.

(1) Due to the triangular shape and dimensions of the site assembly it is not physically possible to provide the code required parking, meet the code required building setbacks and 25' liner of habitable space. The proposed design solutions meets all setback and program requirements. The intent of the code to provide habitable liner uses to screen the parking is being addressed by providing architecturally relevant and contextual façade screening systems and including residential units on 71st Street and Indian Creek Drive on levels 3 and 4.

(2) The special conditions are not the result of the applicant but the nature of the site geometry available.

(3) The granting of this variance will not confer any special privileges

(4) literal interpretation of the provisions of the code would exclude the ability to provide any off-street parking for the project and would result in undue hardship to the development.

(5) The proposed building design requires the minimum variances based on the site geometry.

(6) As described in part (1), the design meets the intent of the code to activate the street and provide visual screening of the parking thru the use of enhanced architectural screening and residential units on floors 3 and 4.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable."

Variance 2 Per Sec. 142-745.e.2.d To allow no habitable space on the 2nd and 3rd floors along Indian Creek Drive where Residential, Hotel or Commercial uses, with a minimum depth of 25', are required. . Variance 2 addresses the elimination of habitable space, the 25' depth and on both floors 2 and 3.

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(1) Due to the triangular shape and dimensions of the site assembly it is not physically possible to provide the code required parking, meet the code required building setbacks and 25' liner of habitable space. The proposed design solutions meets all setback and program requirements. The intent of the code to provide habitable liner uses to screen the parking is being addressed by providing architecturally relevant and contextual façade screening systems and including residential units on 71st Street and Indian Creek Drive on levels 3 and 4.

(2) The special conditions are not the result of the applicant but the nature of the site geometry available.

(3) The granting of this variance will not confer any special privileges

(4) Literal interpretation of the provisions of the code would exclude the ability to provide any off-street parking for the project and would result in undue hardship to the development.

(5) The proposed building design requires the minimum variances based on the site geometry.

(6) As described in part (1), the design meets the intent of the code to activate the street and provide visual screening of the parking thru the use of enhanced architectural screening and residential units on floors 3 and 4.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable."

Variance 3 Per Sec. 412-745.a.6 To allow no more than 68% clear glass with view to the interior where 70% are required on Indian Creek Drive.

(1) Due to the overall site geometry and dimensions, the design seeks to minimize required variances but has no other location to provide the basic building services such as the Florida Power and Light transform room and fire protection equipment. Therefore, the maximum clear glazing to habitable space provided is 68% in lieu of the required 70%

(2) The special conditions are not the result of the applicant but the nature of the site geometry available. Placing the main mechanical rooms elsewhere would result in non-conformance of other code requirements.

(3) The granting of this variance will not confer any special privileges

(4) Literal interpretation of the provisions of the code would exclude the ability to provide building electrical and fire protection spaces for the project and would result in undue hardship to the development.

(5) The proposed building design requires the minimum variances based on the site geometry.

(6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 4 Per Sec. 142-745.e.2 To allow no more than 56% (95’-9”) of the façade along Indian Creek Drive to have a habitable depth of 50’, where a minimum of 90% (155’) of the frontage is required.

(1) Due to the overall site geometry and dimensions, the design seeks to minimize required variances but has no other location to provide the basic building services such as the Florida Power and Light transform room and fire protection equipment. Therefore, the maximum façade provided is 56% in lieu of 90%.

(2) The special conditions are not the result of the applicant but the nature of the site geometry available. Placing the main mechanical rooms elsewhere would result in non-conformance of other code requirements.

(3) The granting of this variance will not confer any special privileges

(4) Literal interpretation of the provisions of the code would exclude the ability to provide building electrical and fire protection spaces for the project and would result in undue hardship to the development.

(5) The proposed building design requires the minimum variances based on the site geometry.

(6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 5 Per Sec. 142-745.a.12.c To allow the depth of habitable space on the ground floor of Indian Creek Drive to range from 0’ to 50’ due to angular geometry and location of required electrical rooms, where a minimum of 50’ are required.

- (1) Due to the overall site geometry and dimensions, the design provides the maximum percentage of frontage with habitable space that is 50 feet in depth. The compliant habitable spaces are located to the north of the lot for the best activation of both Class A streets.
- (2) The special conditions are not the result of the applicant but the nature of the site geometry available. Placing the main mechanical rooms elsewhere would result in non-conformance of other code requirements. 50 feet habitable spaces on the southern portion of the site would also prohibit the parking access ramp.
- (3) The granting of this variance will not confer any special privileges
- (4) Literal interpretation of the provisions of the code would exclude the ability to provide building electrical and fire protection spaces as well as parking access ramp for the project and would result in undue hardship to the development.
- (5) The proposed building design requires the minimum variances based on the site geometry.
- (6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.
- (8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 6 Per Sec. 142-745.e.6 To allow the placement of an FPL vault / mechanical rooms on Class A Street-Indian Creek Drive

- (1) Due to the overall site geometry and dimensions, the design seeks to minimize required variances but has no other location to provide the basic building services such as the Florida Power and Light transform room and fire protection equipment. Placement of the FPL / fire protection spaces on the southern portion of the site allows for maximizing the remaining street frontage pedestrian activation.
- (2) The special conditions are not the result of the applicant but the nature of the site geometry available. Placing the main mechanical rooms elsewhere would result in non-conformance of other code requirements.
- (3) The granting of this variance will not confer any special privileges
- (4) Literal interpretation of the provisions of the code would require the FPL / electrical and fire protection spaces on Carlyle Avenue as well as prohibit the ability to provide the required loading spaces and habitable space depth on 71st Street and Carlyle Avenue.

(5) The proposed building design requires the minimum variances based on the site geometry and provides the best location of the required utility infrastructure.

(6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 7 Per Sec. 142-745.d.e.2 To allow no more than 87% of building frontage on Class A Street 71st Street

(1) Due to the overall site geometry, dimensions, and site triangles, the design seeks to provide public spaces at both the Indian Creek Drive and Carlyle Avenue intersections with 71 Street. This results in 87% of the building to be located on the property line in lieu of the required 90%.

(2) The special conditions are not the result of the applicant but the nature of the site geometry available..

(3) The granting of this variance will not confer any special privileges

(4) Literal interpretation of the provisions of the code would prohibit the project from providing public entrance space and still maintain the required habitable depth on class A street frontage

(5) The proposed building design requires the minimum variances based on the site geometry and provides the best pedestrian activation at the 71st Street entrances

(6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.

(8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 8 Per Sec. 142-745.8.c To not provide a shade canopy on the south interior lot line.

(1) This frontage is an interior lot line, with zero setback and no pedestrian interface.

(2) The special conditions are not the result of the applicant but the nature of the site geometry available.

- (3) The granting of this variance will not confer any special privileges
- (4) Literal interpretation of the provisions of the code would require an easement on adjacent private property where no pedestrian circulation exists.
- (5) The proposed building design requires the minimum variances
- (6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.
- (8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 9 Per Sec. 142-745.12.a To not locate the loading area behind habitable space on Class 3 Street

- (1) Due to the overall site geometry and dimensions, the access to loading / service areas was placed with access from Carlyle and where the required head room was adequate with provisions for the 50 feet of habitable space preserved on the Class A street frontages.
- (2) The special conditions are not the result of the applicant but the nature of the site geometry available.
- (3) The granting of this variance will not confer any special privileges
- (4) Literal interpretation of the provisions of the code would require variance relief on providing 50 feet habitable space dimensions on 71st Street and Indian Creek Drive.
- (5) The proposed building design requires the minimum variances
- (6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.
- (8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.”

Variance 10 Per Sec. 142-745.e.2 A variance to not provide habitable space on a Class C street with a depth of 20’-0” for 85% (131’-4”) of the building frontage is required. As previously noted, the chamfered area on the south side does not comply with 20’-0” in depth. The project provides for 121’-3”

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- (1) Due to the overall site geometry and dimensions and having 2 Class A frontages, Carlyle is the only street o access parking and loading. We are requesting a waiver for separate driveways. In an effort to provide the code required 50 feet habitable space depth on 71st and Indian Creek Drive, the tower core as located adjacent to Carlyle. All possible habitable spaces on Carlyle have been set to 20' minimum depth.
- (2) The special conditions are not the result of the applicant but the nature of the site geometry available.
- (3) The granting of this variance will not confer any special privileges
- (4) Literal interpretation of the provisions of the code would require variance relief on habitable depth requirements on the Class A frontages. The site doe not have the required depth to meet all zoning regulations related to habitable space depths.
- (5) The proposed building design requires the minimum variances based on the site geometry.
- (6) The proposed design will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (7) The proposed project is consistent with the comprehensive plan within to the extent possible based on the site geometry and dimensions.
- (8) The proposed design complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable."