

Plan #: HPB20-0419

635 Lenox Ave
Miami Beach, FL 33139

June 26, 2020

HPB ZONING: Irina Villegas, June 26, 2020

1. Letter of intent shall be revised to explain how the variance(s) requested satisfy the practical difficulties or hardship criteria in the Code section 118-353(d). A variance from the rear setback and from the maximum 30% impervious surface is required.

Response: Property owner's lawyers are working on a revised letter of intent. Per email from Debbie Tackett to Tony letter of intent can be submitted in the future with hardships included.

2. FAR diagrams shall be enlarged and placed not more than two diagrams per page. Configuration of proposed buildings on page A-1.1 is not consistent with floor plans (there is not stair between the buildings).

Response: FAR diagrams have been enlarged and have been placed no more than 2 per page. See sheets A-1.2, A-1.3, and A-1.4.

3. Revise Far diagrams and calculations. Trash room at the ground level does not count in FAR.

Response: FAR diagrams and calculations have been revised. See sheet A-1.3 for new diagram and calculations not including trash room @ ground level.

4. Enlarge site plan. Indicate width of walkways. Indicate ac location of the main structure

Response: Enlarged site plan, width of walkways, and a/c locations of existing building provided. See sheet A-1.1.

5. A variance from the required north side setback for the 3rd floor is required. The stair is not an allowable encroachment. Required setback is 7'-6". Proposed: Not indicated. Indicate north side setback to the stairs.

Response: Stairs to conform to setback requirements. No variance required.

6. Roof of terraces on the south yard exceed maximum 25% projection. Required setback for projections is 5'-8" (25% max projection of 7'-6")

Response: Projections to conform to max. 25% projection. No variance required.

7. South side elevation is not consistent with floor plan at the 3rd floor. Terrace is not continued.

Response: South elevation now matches 3rd floor. See sheet A-3.1.

8. The roof covering of the terraces at 3rd floor is not consistent in renderings, elevations and roof plans.

Response: Roof coverings have been coordinated to match throughout drawings.

9. As proposed, the project requires the following variances:

A. A variance from the required rear setback of 15'-0" for the building structure.

Response: Yes, we are requesting the rear setback be reduced to 6'-6". See sheet A-1.5 for variances requested.

B. A variance to reduce the maximum 30% open space in the rear yard is required.

Response: Yes, we are requesting reduction from 30% open space to 22.3%.

C. A variance to reduce the required north side setback of 7'-6" is required.

Response: This variance is no longer required.

D. A variance to exceed the maximum allowable encroachment of 25% for the roof of the terraces on the south side.

Response: This variance is no longer required.

PUBLIC WORKS - LUB: Aaron Osborne, June 26, 2020

1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheet A-01)
 - A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.
 - B. Triangles need to be 15 feet in length.

Response: 15' visibility triangle shown on 1st level plan. See sheet A-2.0.

2. Please be advised that all alterations in impervious area will be counted as new impervious area and will need to be accounted for in your stormwater system calculations. In addition, the existing system must be capable of containing the current stormwater runoff as depicted by the existing site plan. All shortcomings must be accounted for in your new proposal. (Sheets A-1.0 & A-2.0)

Response: All storm water runoff will be contained on site. All walkways shall slope towards the interior of the lot. Calculations will be provided as part of construction documents upon future submittal of permit. See note on sheet A-1.1.

3. Walkways are not allowed in the public right of way. Please relocate the gravel walkways out of the public right of way. (Sheet A-01)

Response: There are no walkways in the public ROW. There are no gravel walkways in this project.

4. On the cross sections, provide the grade elevations of existing and proposed grades.

Response: See existing / proposed grade on sheet A-4.0.

Notes:

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.
 - A. Calculations must account for the increase in impervious area.
 - B. All stormwater runoff must be retained on your private property.

Response: All storm water runoff will be contained on site. All walkways shall slope towards the interior of the lot. Calculations will be provided as part of construction documents upon future submittal of permit. See note on sheet A-1.1.

URBAN FORESTRY GROUP: Omar Leon, June 26, 2020

1. Tree evaluation report conducted by a Certified Arborist or registered Consulting Arborist needed.

Response: See arborist report included in final submittal.

HPB PLAN: James Seiberling, June 26, 2020

1. Deficiencies in Architectural Presentation
 - A. Provide a gross square footage calculation for the new structure which includes FAR, parking, balconies etc. The number will be used to calculate the gross square foot fee.

Response: Gross square footage calculation provided on sheet A-1.0.

- B. Show pedestrian path and portion of building footprint for the building to the north on the site plan.

Response: Pedestrian path and building footprint shown on site plan. See sheet A-1.1.

- C. Provide a line of sight diagram from across Lenox Avenue.

Response: Line of sight diagram provided on sheet A-3.3.

- D. Photos must be a minimum of 4"x6" when printed on an 11"x17" sheet of paper.

Response: Photos are now 4"x6" when printed on 11"x17". See sheets A-6.0, A-6.1, A-6.2, A-6.3, A-6.4, A-6.5, and A-6.6.

Design / Appropriateness Comments (Recommendations)

- E. Staff strongly recommends restoration work be proposed for the existing contributing building including new windows and doors in a design consistent with available historical documentation (original microfilm sent to architect), removal of through the wall /window a/c units, restoration of existing historical details etc.

Response: Windows and doors will be replaced, through the wall/window a/c units removed, and existing historical details restored.

- i. Additionally, staff recommends providing a rendering from Lenox Ave showing the restored building.

Response: Renders provided on sheet A-5.2.

- F. Staff recommends that the façade design be further developed in a manner that breaks down the scale and mass of the building. This can include changes in materials/finishes, score lines, changes in plane, eyebrows on the 2nd level, etc.

Response: Façade has been further developed. See elevations on sheet A-3.1 and A-3.2 and renders on sheet A-5.0, A-5.1 and A-5.2.

- G. Staff recommends that the walkway on the south side be eliminated and additional landscaping provided.

Response: Path on the south side has been eliminated and additional landscape provided. See site plan on sheet A-1.1 and landscape plan on sheet LA-1.0 and LA-1.1.

- H. Staff recommends that the walkway on the north side be shifted next to the new building in order to provide landscaping along the north property line to buffer the neighbors to the north.

Response: Walkway on north side next to new building is located in such a way that when inhabitants walk on it they are not walking right next to the bedroom window of the FHA unit. By keeping walkway at current proposed location FHA unit is given privacy.

Simpson Stoppers (*Myrcianthes fragrans*) are being provided all along the north property line in order to screen the property from the neighbors to the north. See sheet LA-1.0.

- I. Staff recommends a screen or other physical barrier be provided at the handicap parking space to screen the parking from the neighbors to the north.

Response: Simpson Stoppers (*Myrcianthes fragrans*) are being provided all along the north property line in order to screen the property from the neighbors to the north. See sheet LA-1.0.

HPB ADMIN: Victor Nunez, *June 26, 2020*

1. The following fees are outstanding (tentative) and will be invoiced by July 13th.
 - A. Advertisement - \$1,544
 - B. Board Order Recording - \$103
 - C. Posting - \$103
 - D. Courier - \$77
 - E. Mail Label Fee (\$4 per mailing label) \$ 1,125
 - F. Variance - \$772
 - G. Fee Per Gross Square Feet - \$2,342.98
 - H. Total Outstanding Balance = \$ 6,066.98
 - I. NOTE: All fees MUST BE PAID by July 15th or the application will not move forward.

2. In addition to the fees, the following shall be provided to the Department no later than July 7th 12:00pm Final submittal deadline: For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent

with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload