

Design Review Board  
Staff First Submittal Review Comments v7  
SUBJECT: **Narrative Response**  
Comments Responded: 01/06/2020

## **Public Works Review.**

1. Sight visibility is needed at the loading dock and entrance/exit garage ramp. (Sheet A3.06)  
A. Show the Miami Beach Sight Visibility Triangles according to CMB Detail Drawing RS-16 and relocate the items outside the Visibility Triangles that obstructs visibility at elevations 2 feet to 6 feet above grade. The sight visibility triangle should be 15 feet instead of 10 feet. (Sheets A3.1, L2.2, L3.2, & L4.1)

**Noted. Please Refer to A3.1, L2.2, L3.2, & L4.1**

2. Ensure that the utility easement abandonment is finalized and all utilities within the easement are relocated or abandoned prior to construction of foundations.

**It's going to be vacated. Owner addressed this in the letter of intent.**

## **DRB Zoning Review comments**

1. Provide a narrative responding to staff comments.

**Narrative Provided**

2. Fee per unit public fund benefit. Contribution to public benefits fund. A contribution to the public benefits fund, in the amount Identified in appendix A shall be required for each square foot of floor area located above the 125 feet. Provide information and details of how the project will satisfy this requirement.

**Owner has detailed in the LOI.**

3. Indicate how the 10'-0" utility easement will be rerouted.

**It's going to be vacated. Owner addressed this in the letter of intent.**

4. Include variance criteria on letter of intent and demonstrate how the variances satisfy each criteria on section 118-353(d).

**No variance are being requested.**

5. Provide page indicating each variance.

**Not applicable**

6. Revise page A1.00. Lot area is 49,048.68 sf, as noted in survey. Revise residential density to 168 units. The residential parking unit matrix is not consistent with the room area indicated on plans. Unit with 803 sf indicated on page A3.04 is not listed. There are 8 units indicated with 752 sf, not 9 units. Revise maximum FAR allowed.

**On Page A1.1 the singed and sealed survey states that land area is +-49,820 sq. ft.**

7. Page A3.0. Indicate name of the street on page. Provide depth of lobby space.  
**Noted Please Refer to A3.1.**
8. Indicate location of enclosed FPL transformers.  
**Noted Please Refer to A3.1.**
9. Indicate location of AC units.  
**Noted Please Refer to A3.6.**
10. Indicate location of backflow preventers.  
**Noted Please Refer to A3.1.**
11. Provide details of elements encroaching into the yard facing the streets.  
**Does not apply.**
12. Comply with section 142-745(a)(3). Provide a site plan showing clear pedestrian path (10'-0") on all frontages. An easement to the city providing for perpetual public access shall be provided.  
**Noted Please Refer to A3.1.**
13. Comply with section 142-745(a)(8)b. 70% minimum glass windows with views into habitable space. Note that bicycle storage is not considered habitable space. Provide drawings.  
**Noted Please Refer to A2.7 all frontage meet the minimum glass requirement.**
14. Show details of shade structure as required by 142-745(a)(8)c.  
**Please Refer to A5.3.**
15. Comply with section 142-745(a)(8)d. No more than 35% of habitable space shall be for access to upper levels. Provide drawings.  
**Please Refer to A2.8. The total Façade on 71<sup>st</sup> street is 60' which 35% is 21' The Stair is only 21'.**
16. Façade does not comply with minimum height of 35'-0" measured from flood elevation +freeboard (13.0' NGVD).  
**Façade Complies Please Refer to A4.2**
17. Indicate depth of second and third floor office space.  
**No office space is program in this project. Please Refer to 3.2 and 3.3. For depth.**
18. Façade does not comply with minimum height of 35'-0" measured from flood elevation +freeboard (13.0' NGVD).  
**Façade Complies Please Refer to A4.1**
19. Indicate on plans compliance with section 142-745(f)(2)b. to demonstrate habitable space in 90% of the façade and depth of 45'-0". Provide an elevation drawing showing that (excluding driveway) the project complies with 90% habitable space of the entire length of setback line.

**Please Refer to A2.8**

20. A waiver for location of driveway in frontage B and a variance to exceed 12'-0" in width is required.

**Noted, No driveway on Abbot. No waiver require.**

21. Off-street loading parallel parking on the street is prohibited as per (f)142-745(5).

**Noted, the project has no loading on the street. All loading happens within the property.**

22. Façade does not comply with minimum height of 35'-0" measured from flood elevation +freeboard (13.0' NGVD).

**Façade Complies Please Refer to A4.1.**

23. Façade does not comply with section 142-745(g)c. minimum 20'-0" depth along 85% of the façade. Recessed area in front of retail cannot have floor area above.

**Please Refer to A3.2 No floor area above the entire entry in the façade is pushed back. Please refer to A2.8 .**

24. Façade does not comply with habitable space 20' in deep for a minimum 25% of the setback line.

**Façade Complies Please Refer to A2.8 Street Frontage Habitable Space Diagram.**

25. Parking/driveway shall be setback 20' and concealed from view.

**Please Refer to Section 142-745(g)3. A 20' setback for Driveway is not applicable in Class C frontage.**

26. Indicate pedestrian path along setback min 5'-0" in width.

**Please Refer to A3.1**

27. Page A3.0. Section 142-745(a)(12)a. Loading shall be located behind of the required habitable space.

**Please Refer to A3.1 loading is set 21' back from building facade**

28. Clearly indicate location of loading spaces (7) on plans.

**Please Refer to section 130-101(1)c and 130-101(3)c. Which require three for commercial use and three for residential use. The 6 loading space are located Ground floor, Second Floor and Third Floor. Please refer to A3.1. A3.2 A3.3**

29. Section 142-745(a)(12)a. A waiver is required for combination of driveways. Provide details in letter of intent.

**Please Refer 142-745(a)(12)c. Details are provide in LOI**

30. Page A3.01. Indicate width of one-way driveway at the payment stations. Minimum 11'-0"

each driveway.

**Please Refer to A3.1**

31. Page A3.02. Identify area configured as parallel parking adjacent to main driveway. Parking spaces not labeled or enumerated.

**Page A3.2 does not have parallel parking.**

32. Page A3.03 is not consistent with section on page A5.0. Clearly indicate areas of rooftop parking. North side elevator bulkhead and roof outline of enclosed space are missing on plan.

**Does not apply.**

33. Page A3.03. Provide compliance with section 142-745(a)(10). Rooftop parking shall be screened from adjacent properties.

**Does not apply.**

34. Page A3.03. Clearly indicate location of the pharmacy and square footage. Indicate entrance and exit points.

**Does not apply.**

35. Indicate property lines, setbacks to building and projections, and street names in elevation drawings.

**Noted. Please Refer to Elevation Drawing A4.1-A4.4.**

36. Indicate height of rooftop canopy on elevation drawings.

**Noted. Please Refer to Elevation Drawing A4.1-A4.4.**

37. Indicate rooftop canopy on roof plan.

**Noted. Please Refer to A3.6.**

38. Provide additional section drawings through east-west sides.

**Noted. Please Refer to A4.6.**

39. Section drawing indicates co-living units. Remove note from elevation drawings.

**Does not apply. Co-Living units are less than 550 sqft. All the Units in the project are 550 sf or higher.**

40. Enlarge text on floor plans to clearly identify room area on each unit.

**Noted please refer to floor plans.**

41. Multiple variances for target signs are required. Provide details and information of the sign variances or remove it from plans.

**Under separate Permit.**

42. Required parking for pharmacy shall be provided and noted on plans. Section 142-1503©. Exact area shall be identified on plans with square footage.

**Does not apply.**

43. Retail parking. Provide calculations to demonstrate that parking provided does not exceed the requirements for district no. 1.

**Retail 31,380SQF/300= 105 max only 58 provided**

44. Revise bicycle parking calculations\_ commercial long term parking is calculated 2/ 5,000 sf.

**Noted. Please Refer to A2.3 and A2.14**

45. Provide waiver page for driveway.

**Please Refer to A2.9.**

46. Section 142-1503(d)(3). Activities related to pharmacy cannot be visible from the exterior.- (near window)

**Does not apply.**

47. Section 142-1502(b)(5) Distance separation from another pharmacy store. Provide map showing distance separation from entrance and exit of each business. Provide exact location of the pharmacy.

**Does not apply.**

48. Section 142-1503(f) Each Individual cannabis treatment center or pharmacy store establishment shall not exceed 7,500 square feet, exclusive of required parking. Variance requested. Cannot combine area of entire retail as it is not allowed in other area.

**Does not apply.**

49. Provide business and operation plan approved by the Police Department. Section 142 1504(a) and (b) business plan and operating plan, approved by Police before considering by planning staff.

**Provided in LOI.**

50. Revise description of the project-co-living units not proposed in ENERGOV.

**Traditional multifamily rentals and retail project proposed.**