



Date: July 6<sup>th</sup>, 2020

Re: 826 Meridian Ave.,  
Miami Beach, FL 33139

Parcel: 0242030094520

Subject: Disapproval Comments

**Public Works – Aaron Osborne**

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.

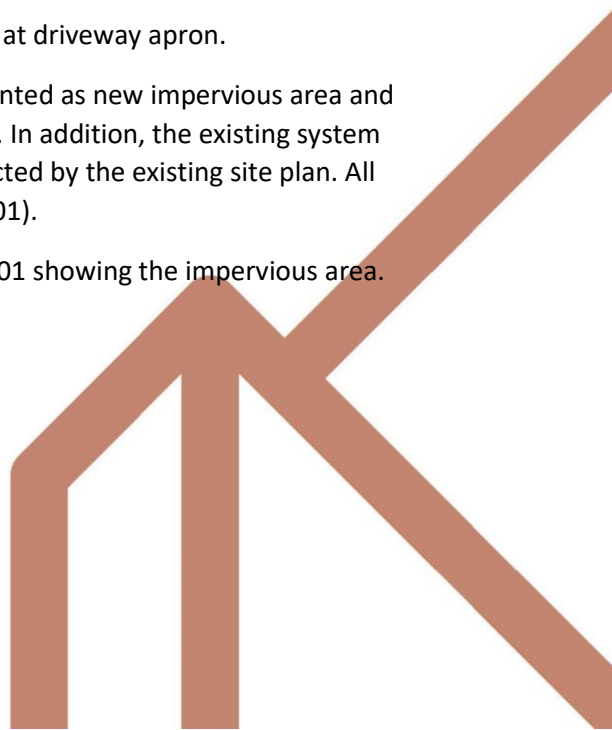
**Response:** See revised sheet A-01 showing the Miami Beach Sight Visibility Triangle at the driveway.

2. Driveway apron should have a 5-foot radius (Public Works Manual Part III / Section 15 / b / RS-19). (Sheet A-1.0, & L-2.0)

**Response:** See revised sheet A-01 and L-02 showing the 5-foot radius at driveway apron.

3. 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. (Sheet A-01).

**Response:** See Gross Square Footage calculations on revised sheet A-01 showing the impervious area.





4. 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:** Pavers removed from the Public Right of Way. See the revised sheet A-01.

5. 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. Trench drain will be required on the driveway and adjacent to the property line.

**Response:** Trench drain provided and a note stating that all storm water runoff must be retained within our property. See the revised sheet A-01.

### HPB – James Seiberling

#### 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Sheet A-01, zoning data #19, this building is Contributing, response should be Yes.

**Response:** Item #19 on Zoning Data Chart revised.

b. Provide a gross square footage calculation for the new structure which includes the FAR and the exterior walkways. The number will be used to calculate the gross square foot fee.

**Response:** See Gross Square Footage calculations on revised sheet A-01 showing the impervious area.

c. Provide demolition elevations for the rear structure.

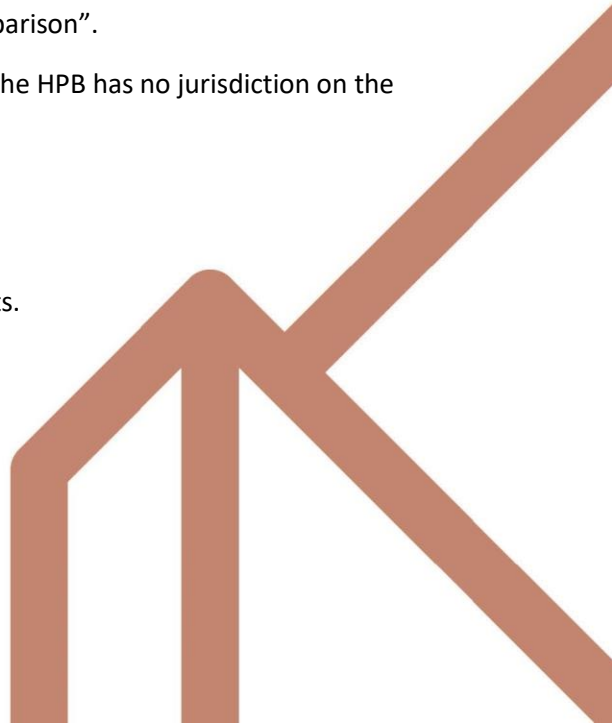
**Response:** Elevations provided. See new sheet A-07 "Elevations Comparison".

d. Interior renderings are not required, please remove from plans as the HPB has no jurisdiction on the interiors.

**Response:** Interior renderings removed.

e. Provide at least one photorealistic rendering of the new building.

**Response:** Photorealistic rendering provided. See attached documents.





## 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends removal of the existing hedge material along Lenox Avenue and replacement with a ground cover species that does not exceed 36" in height at maturity. **Response:** Item #19 on Zoning Data Chart revised.

**Response:** Noted.

### Urban Forestry Group – Omar Leon

1. Need to see a tree preservation plan including tree protection plan for existing trees. Are any trees being removed?

**Response:** See new sheet L-3 "Tree Preservation Plan".

### HPB Zoning – Irina Villegas

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).

**Response:** Revised "Letter of Intent" provided. See attachment.

2. A variance from the required 14'-0" rear setback is required.

**Response:** Variance for the required 14'-0" rear setback requested.

3. Provide a roof plan showing property lines and indicating all roof elements.

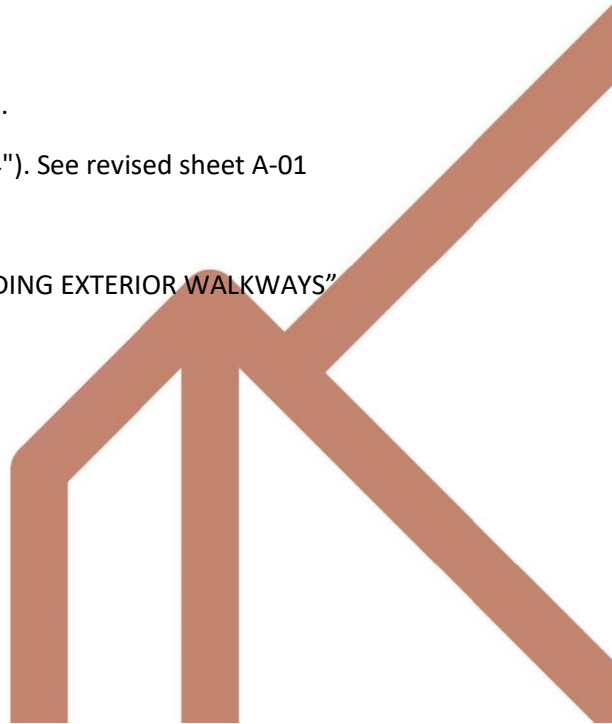
**Response:** See new sheet a-08 "Roof Plan".

4. Indicate side setbacks to the edge of the columns on the north side.

**Response:** Side setback to the edge of the columns provided (6'-1 1/4"). See revised sheet A-01

5. Provide Far shaded diagrams and calculations for proposed FAR

**Response:** See "FAR Diagram" and "GROSS SQUARE FOOTAGE INCLUDING EXTERIOR WALKWAYS" calculations on revised sheet A-01.





6. Note that air conditioning equipment is allowed at 5'-0" setback when the maximum height of the top of the equipment do not exceed 5'-0" from BFE+1 foot and 10'-0" in height from Grade elevation. As proposed, the Ac equipment does not comply with the 5'-0" setback and appears to not comply with the maximum 10'-0" in height from grade elevation (4.61'). Staff would recommend relocating the ac equipment from the side yard to avoid an additional variance.

**Response:** Air conditioning equipment relocated to comply with the requirements. A note stating that "A/C EQUIPMENT DO NOT EXCEED 5'-0" FROM BFE+1 (+9.00') AND 10'=0" FROM GRADE (+4.61')".

7. Accessory buildings including walkways and all impervious elements located in the rear yard cannot exceed 30% of the area of the required rear yard that includes 14'-0" from the rear property line. As proposed, the project exceeds the maximum 30% allowed. Provide a detailed plan of the rear yard showing area of the structure located in the rear yard and indicate areas of impervious surface. A variance to exceed the maximum area of 30% allowed in the rear yard appears to be required.

**Response:** Variance required. See attached documents.

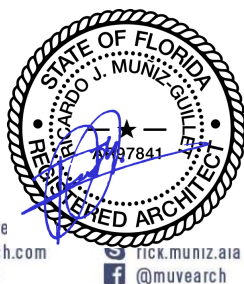
8. The covered terrace and trellis extending to the north property line requires a variance to exceed the maximum 25% projection allowed into the existing side setback, unless a building permit showing approval of the existing structure as existing is provided.

**Response:** Existing condition revised and the plans were updated. The existing trellis is not projected into the side setback. See the revised sheet A-01.

End of Narrative

Ricardo J. Muniz-Guillet, AIA

Digitally signed  
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