

BREEZE_PLAN CORRECTIONS REPORT RESPONSES (HPB22-0509)

PLAN ADDRESS: S 280 S Shore Dr

PARCEL: 0232030071170

DESCRIPTION: Vista Breeze South

1. Urban Forestry Group Review - Not Reviewed
2. Transportation - LUB Review - Not Reviewed
3. Public Works - LUB Review - Pass

Recommendation(s)

1. All stormwater runoff must be retained within your private property and 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 may be required on the driveway and adjacent to the property line.

RESPONSE: Trench drains provided as requested.

- b. Pre-development and post-development analysis of the drainage system will be required during construction.

RESPONSE: Drainage system analysis to be provided during construction.

2. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design.

RESPONSE: Considered and incorporated into design.

3. This project is categorized as new construction; thus, your seawall shall be elevated to have minimum elevation of 5.70 feet NAVD (7.26 FT NGVD); the elevation needs to be verified by a Professional Surveyor and Mapper licensed in the State of Florida (Public Works Manual Part I / Section 1/ A.2 / 5). (Sheet 39)

RESPONSE: Sea wall shall be minimum elevation of 7.26' NGVD and verified by Professional Surveyor and Mapper licensed in the State of Florida.

4. Since the property grade elevation raised more than 8-inchs, a retainage structure will be required between your property and adjacent properties. (Sheet 38)

RESPONSE: Retainage structure will be provided between subject property and adjacent properties.

4. HPB Plan Review

1. ZONING

- a. The backflow preventer is not an allowable encroachment into a required yard.

RESPONSE: Backflow prevention devices have been relocated out of required yards; see sheet 32 first floor plan for locations.

- b. Levels 2 & 3 do not comply with the 25'-0" required front yard setback.

RESPONSE: A waiver and variance analysis diagram has been provided

on sheet 41 to highlight all encroachment requests into required stepbacks and setbacks.

- c. Provide diagram demonstrating compliance with 142-870.15(c)(1) max building height within 25' of the required front setback. It appears that portions of the 4th level do not comply.

RESPONSE: A waiver and variance analysis diagram has been provided on sheet 41 to highlight all encroachment requests into required stepbacks and setbacks.

- d. The deck along the waterway has a 7'-6" rear setback unless connected to a dock.

RESPONSE: The proposed projection replaces an existing dock and will serve a similar function.

2. DEFICIENCIES IN PRESENTATION

- a. Identify the vertical white lines on the façade in the rendering.

RESPONSE: Vertical white lines represent #2 "GLITTER GLASSCHIP" by 'Bon' shown on sheet 21 and material key on elevation sheet 38.

- b. Sheet 41 provide zoomed in version with the adjacent buildings accurately drawn.

RESPONSE: Context elevation provided on sheet 42 with enlarged view of context buildings.

- c. Provide pedestrian level (eye-level 5'-6") rendering.

RESPONSE: Pedestrian level rendering provided on page 46.

- d. The vertical and horizontal scoring shown in the rendering on Sheet 44 is not shown in the elevation drawing. Staff recommends exploring introducing similar scoring or a different treatment on the front façade to better differentiate from the golf course building.

RESPONSE: Lines shown on stucco facade indicate proposed locations of control joints required by material. Joint lines added to other views, where applicable.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends providing a physical screen element along the parking area that is visible from the waterway.

RESPONSE: Planter enlarged at this location to accommodate 'climbing' plant species; vertical cable to be provided to provide scaffolding for such planting, where required.

- b. Staff recommends exploring a different treatment for the face of the courtyard level so that it stands out less in order to better emphasize the original development pattern.

RESPONSE: Revisions in planting species and density made at face of courtyard level to better emphasize original development plan.

(Final Submittal File Naming) RESPONSE: Final submittal will comply with all naming and file type conventions.

5. HPB Admin Review

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(Fees) **RESPONSE:** Per applicant's conversations with James Seiberling and Deborah Tackett, this project is exempt from application fees, variance fees, and square foot fees, pursuant to ordinance 2021-4416 given that it is an elderly affordable housing project.

(Submission Requirements) **RESPONSE:** Noted.

6. Planning Landscape Review

1. Provide completed landscape plans to include the design and specifying of all shrub and groundcover plantings. Reflect the plant material quantities on the plant list and landscape legend form.

RESPONSE: Landscape plan including design and specification of all shrub and groundcover plantings with plant material quantities on plant list and landscape legend provided on sheet 29.

2. Provide tree survey, tree disposition plan, completed landscape plans with the CMB landscape legend form that complies with the Chapter 126 Landscape Ordinance and the Chapter 46 Tree Preservation Ordinance.

RESPONSE: Survey provided on sheet 12, tree disposition plan provided on sheet 28, and landscape plan provided on sheet 29 of the attached document.
