



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: January 05, 2017
TO: City of Miami Beach Planning and Zoning
RE: 5712 North Bay Road

Application Comments

1. Final submittal deadline is on January 5, 2017 (at 1pm) for the March 7, 2017 meeting.
-Noted.
2. In addition, the following shall be provided to the Department no later than the scheduled final submittal deadline.
-Noted.
3. Provide letter of intent addressing the waivers and addressing the variances with respect to the hardship criteria.
-To be Provided.

Deficiencies in Architectural Presentation

- a. Four axonometric drawings missing
-Please see Sheets A0.15-A0.19. 4 axonometric aerial renderings and one exploded axonometric diagram have been provided.
- b. Section drawings through yards to correspond to yard plan diagram with standard elevation measurements shown (CMB Grade ADJ Grade, BFE, Finished Floor)
-Please see Sheet A0.02B. Yard elevation sections have been cut through the project.
- c. Include non rendered elevations
-Please see Sheets A4.05-A4.08. Non-rendered elevations have been provided.
- d. ALL elevations must include PL and all elevation measurements shown (CMB Grade ADJ Grade, BFE, Finished Floor) (at a legible scale). All elevations shall be enlarged to one per page and be consistent in scale drawn.
-Please see Sheets A4.01-A4.08 and A5.01. Requested N.G.V.D. heights have been added to elevations and sections.

Zoning/Variance Comments

1. A variance from the minimum side setback and a variance from the required sum of the side setbacks are required for the project. As 10' is required on both sides, the sum of the side yards shall be 20'-0". Revise letter of intent.

-To be revised.

2. Note that staff is not supportive of the required variances. Staff recommends that landscape/open space on the entire property be no less than the total area resulting from the required setbacks. Provide a diagram showing calculations.

-Please see Sheet A1.06. Open Space Calculation diagram has been provided.

3. The rear setback for the building is 31'-10"

-Rear setback has been adjusted throughout the corresponding sheets.

4. Pool water's edge setback shall be 9'-0" from the side property line.

-Please see Sheet A3.01. Pool Water's edge setback has been adjusted accordingly.

5. The required 5'-0" separation between the main building and accessory building shall be unobstructed to the sky and does not include roof overhangs.

-Please see Sheets A3.01, A3.02, A3.03. 5'-0" building separation is clear to the sky.

6. Page A1.05- Revise open space calculations. The required rear yard is approximately 2,387.5 SF (75' x 31'-10") and the required open space is 1,671.2 SF.

-Please see Sheet A1.05. Rear yard open space calculation has been revised to match the 31'-10" setback and has been adjusted accordingly.

Design/Appropriateness Comments

a. Two design waivers being sought.

-Noted

b. Reduce the amount of paving designed in car park area

-Please see Sheet A3.01. Pavement has been isolated to the motor court for vehicular operability.

c. Materials shall be further explored and identified and shall consist of a natural stone.

-Please see Sheets A4.01-A4.08. Material legend has been provided. Material board will be presented at DRB Hearing in March.

d. Equipment shall be relocated outside of all side yards.

-Side Yard equipment has been limited to Pool Equipment and complies with all setbacks. Landscape buffer to be provided to conceal equipment from neighbor to the north.

Landscape Comments

1- An effort should be made to retain and/or relocate existing healthy trees on site. Why are all of the trees scheduled for removal?

-Please see landscape narrative.

2- Please ensure compliance with the recently adopted CMB Landscape Code as prescribed on Chapter 126. Landscape Legend outlining requirements should be included. A copy of the standard legend / table can be made available upon request.

-Please see landscape narrative.

DRB16-0102
5712 North Bay Road, LLLP
5712 North Bay Road
Responses to Landscaping Comments

5. LANDSCAPING COMMENTS

1- An effort should be made to retain and/or relocate existing healthy trees on site. Why are all of the trees scheduled for removal?

RESPONSE: Existing trees are proposed to be removed for several reasons. Given that the site grade is being raised several feet, trees cannot remain in place. Given the site constraints of the narrow lot, the plan to build walls along property lines that require grade beams / piles, and the needed access routes for construction equipment as well as construction staging areas, trees cannot be relocated to any reasonable final location within the lot, nor stored in a temporary location for the duration of construction. In addition, the moving of trees, especially multiple times, would be cost-prohibitive given the height of the trees, especially with Royal Palms which are primarily 40ft height or taller. 18 of the 20 trees are palms, and the only canopy trees on site (2 of 20), are evaluated as only in fair condition by the arborist. See Arborist Report included with the Application documents, specifically as Supplemental Documents.

2- Please ensure compliance with the recently adopted CMB Landscape Code as prescribed on Chapter 126. Landscape Legend outlining requirements should be included. A copy of the standard legend / table can be made available upon request.

RESPONSE: Landscape Legend has been added, outlining compliance with the Landscape Code.