

RESPONSE TO PLANNING DEPARTMENT "FINAL SUBMITTAL" COMMENTS- DRB23-0928_600/ 72B CARLYLE

Department	Status	Reviewer
PLANNING DEPARTMENT	Continuance to a future meeting date.	

Comment Number	Comment	Response	Plan Reviewer
PLANNING LANSCAPE REVIEW - ZONNING COMMENTS			
1	Provide a recent signed and sealed survey by a licensed surveyor or engineer, showing grade elevation. Grade is defined as the elevation measured from the centerline of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road. The survey shall also include B.F.E., the total lot area, full legal description, and property line(s).	See attached	Giselle Deschamps
2	Please identify the areas listed as "TV" and "TR" in the ground floor level for further review of F.A.R. calculation.	See sheet A1-06 (Ground Level)	Giselle Deschamps
3	Please clarify how the bicycle parking located on the second, third, and fourth level will be secured and enclosed.	See sheets A1-08, A1-09 & A1-10 (Levels 02, 03 & 04)	Giselle Deschamps
4	Identify the space noted as "E.B.D." on the third and fourth plan.	See sheets A1-09 & A1-10 (Levels 03 & 04)	Giselle Deschamps
5	The setback for a Class A frontage (72nd Street) is 20 feet from back of curb line. The curb line shall be no less than 5 feet from the property line. Please provide the setback from the curb line to the structure	See sheets A1-03 (Enlarged Setbacks)	Giselle Deschamps
6	In the east elevation, provide the 25' setback from the property line of Class A (71st Street) for further review of height requirements.	See sheets A2-02 (East Elevation)	Giselle Deschamps
7	Provide the maximum projection of the balconies facing Dickens Avenue.	See sheets A1-03 & A2-13 (Partial North Elevation)	Giselle Deschamps
8	The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage. Provide the length of the tower in the exterior elevation sheets.	See sheets A2-00 (North Elevation) & A2-04 (South Elevation)	Giselle Deschamps
9	Provide the location of the minimum ten-foot-wide clear pedestrian path. Please be aware that the path shall be delineated by in-ground markers that are flush with the path, differing pavement tones, pavement type, or other method to be approved by the planning director or designee.	See sheet A1-29 (Pedestrian walkway diagram)	Giselle Deschamps
10	The street frontages containing commercial spaces (72nd and Carlyle Ave) shall contain a minimum of 70 percent clear glass windows with views into the habitable space. Provide the dimensions of the clear glass windows	See sheets A1-23, A1-24, A1-25 & A1-26 (Glazing diagrams)	Giselle Deschamps
11	No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board. Provide the dimensions of the staircase and hallway access in the floor plans	See sheet A1-35, A1-36 & A1-37 (Habitable space diagrams)	Giselle Deschamps
12	Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line. Not in compliance and requires variance.	Adressed	Giselle Deschamps
13	The second and third floors shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 25 feet from the building façade of a Class A frontage. The second and third floor plan level shows that it is not in compliance along 71st Street.	See sheets A1-08 (Level 02) & A1-09 (Level 03)	Giselle Deschamps

14	The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length in a Class B frontage (Dickens Ave); however, such driveways shall be limited to 12 feet in width.	Variance requested for driveway width for loading maneuverability	Giselle Deschamps
15	Buildings shall have a minimum of one floor located along a minimum of 85 percent of the length of the setback line. The floor plans show that that the commercial and residential spaces along the Class C frontage (Carlyle Ave) are not in compliance.	Adressed	Giselle Deschamps
16	Provide a certified copy of the lease for the pharmacy shall be provided as part of the land use board application.	See attached redacted lease documents	Giselle Deschamps
17	The sidewalk shall be raised to the future crown of road elevation, except for transition areas and where there are street crossings, intersections, or driveways.	Increase in sidewalk elevation reviewed by staff prior to final submittal	Giselle Deschamps
18	Provide the location of the circulation zone with a minimum dimension of ten feet wide.	10' clear pedestrian path provided	Giselle Deschamps
19	The circulation zone shall include a minimum five-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, handrails, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.	10' clear pedestrian path provided	Giselle Deschamps
20	A parallel transition area shall be included that demonstrates the area between the raised circulation zone and lower-level sidewalks, street crossings, intersections, and driveways. The parallel transition areas shall not contain steps, switchback ramps, or handrails. Provide an enlarged section that shows the parallel transition zone.	n/a	Giselle Deschamps
21	Provide details and dimensions of the landscape transition areas as per sec. 133-62(a)(3).	n/a	Giselle Deschamps
22	The building's ground floor facade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape transition areas in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.	See sheet A1-03 (Enlarged Setbacks)	Giselle Deschamps
23	The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation.	ground floor above crown of road	Giselle Deschamps
24	Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection.	glazing provided at storefront in accordance with FBC	Giselle Deschamps
25	Provide the total number of short-term and long-term bicycle spaces in the second-fourth level for further review. The total number of bicycle parking should be consistent with the parking calculation in sheet A0-03.	See sheets A1-08, A1-09 & A1-10.	Giselle Deschamps
26	Wherever off-street parking is required pursuant to the land development regulations, a minimum of two percent of the required off- street parking spaces, with a minimum of one parking space.	acknowledged	Giselle Deschamps
27	In commercial and residential multifamily zoning districts, electric vehicle parking spaces shall, at a minimum, be equipped with an electric vehicle charging station rated at electric vehicle charging level 2.	acknowledged	Giselle Deschamps
28	Any residential multifamily or hotel development with 20 or more units shall install and provide access to electrical power supply rated at 240 volts or greater, in all off-street parking facilities, to allow for the installation of additional electric vehicle parking spaces in the future for the exclusive use of residents, guests, invitees, and employees.	acknowledged	Giselle Deschamps
29	A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious area overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. Provide the dimensions of the parking spaces located on the ground to the fourth level floor plans.	See sheets A1-06, A1-07, A1-08, A1-09 & A1-10 (Ground, Mezzanine, Level 02, Level 03 & Level 04)	Giselle Deschamps
30	Provide schematic plans of Phase II including floor plans, elevations, etc.	See sheets A1-19, A1-20, A1-21 & A1-22 (Floor plans) See sheets A2-06 & A2-10 (Elevations)	Giselle Deschamps

31	Swimming pools, whirlpools or similar structures, which shall have a four-foot-wide walkway surrounding such structures, not to exceed five feet above the main	See sheets A1-11 (Level 05) & A1-15 (Rooftop Level)	<i>Giselle Deschamps</i>
32	Provide a copy of the signed and dated pre-application checklist.	See attached	<i>Giselle Deschamps</i>
33	Include the completed board application, affidavits, & disclosures of Interest (original signatures).	See attached	<i>Giselle Deschamps</i>
34	The signed and dated letter of intent shall be submitted. Letter must identify hardships if variances are requested and respond to the hardship criteria of sec. 118-353(d). Additionally, the applicant shall respond to the sea level rise criteria as per sec. 133-50.	See attached	<i>Giselle Deschamps</i>
35	Upload the property owner's list and copy of original certified letter from provider of the mailing labels.	See attached	<i>Giselle Deschamps</i>
36	Provide the school concurrency list that will be emailed separate to the applicant, the information on the concurrency list will be transmitted to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation is paid as soon as possible in order to proceed and keep the item on the agenda, please note that MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.	See attached	<i>Giselle Deschamps</i>
37	Include a cover sheet with bullet point scope of work that is clearly labeled as "First Submittal" and dated with First Submittal deadline.		<i>Giselle Deschamps</i>
38	Provide a written narrative with responses.	Provided	<i>Giselle Deschamps</i>
ZONNING COMMENTS			
1	Please identify the areas listed as "TV" and "TR" in the ground floor level for further review of F.A.R. calculation.	See sheet A1-06 (Ground Level)	
2	The setback for a Class A frontage (72nd Street) is 20 feet from back of curb line. The curb line shall be no less than 5 feet from the property line. Please provide the setback from the curb line to the structure.	See sheets A1-03 (Enlarged Setbacks)	
3	Provide the maximum projection of the balconies facing Dickens Avenue.	See sheets A1-03 & A2-13 (Partial north elevation)	
4	The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage. Provide the length of the tower in the exterior elevation sheets.	See sheets A2-00 (North Elevation) & A2-04 (South Elevation)	
5	Provide the location of the minimum ten-foot-wide clear pedestrian path. Please be aware that the path shall be delineated by in-ground markers that are flush with the path, differing pavement tones, pavement type, or other method to be approved by the planning director or designee.	See sheet A1-29 (Pedestrian walkway diagram)	
6	The street frontages containing commercial spaces (72nd and Carlyle Ave) shall contain a minimum of 70 percent clear glass windows with views into the habitable space. Provide the dimensions of the clear glass windows.	See sheets A1-23, A1-24, A1-25 & A1-26 (Glazing diagrams)	
7	No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board. Provide the dimensions of the staircase and hallway access in the floor plans.	See sheet A1-35, A1-36 & A1-37 (Habitable space diagrams)	
8	Buildings shall have a minimum of one floor located along a minimum of 85 percent of the length of the setback line. The floor plans show that that the commercial and residential spaces along the Class B frontage (Dickens Ave) are not in compliance.	Adressed	
9	The sidewalk shall be raised to the future crown of road elevation, except for transition areas and where there are street crossings, intersections, or driveways. Provide a cross section that shows the transition of the sidewalk level to the F.F.E. of the ground floor.	Adressed	
10	Provide the location of the circulation zone with a minimum dimension of ten feet wide.	10' clear pedestrian path provided	

11	The circulation zone shall include a minimum five-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, handrails, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.	10' clear pedestrian path provided	
12	A parallel transition area shall be included that demonstrates the area between the raised circulation zone and lower-level sidewalks, street crossings, intersections, and driveways. The parallel transition areas shall not contain steps, switchback ramps, or handrails. Provide an enlarged section that shows the parallel transition zone	n/a	
13	Provide details and dimensions of the landscape transition areas as per sec. 133-62(a)(3)	n/a	
14	The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Provide a written statement from the Public Works Department to confirm the future crown of the road for this site.	ground floor above crown of road	
15	Except where there are doors, facades shall have a knee wall with a minimum height of two feet, six inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection.	glazing provided at storefront in accordance with FBC	
16	Provide the total number of short-term and long-term bicycle spaces in the second-fourth level for further review. The total number of bicycle parking should be consistent with the parking calculation in sheet A0-03.	See sheets A1-08, A1-09 & A1-10.	
17	Wherever off-street parking is required pursuant to the land development regulations, a minimum of two percent of the required offstreet parking spaces, with a minimum of one parking space shall be electric vehicles.	acknowledged	
18	In commercial and residential multifamily zoning districts, electric vehicle parking spaces shall, at a minimum, be equipped with an electric vehicle charging station rated at electric vehicle charging level 2.	acknowledged	
19	Any residential multifamily or hotel development with 20 or more units shall install and provide access to electrical power supply rated at 240 volts or greater, in all off-street parking facilities, to allow for the installation of additional electric vehicle parking spaces in the future for the exclusive use of residents, guests, invitees, and employees	acknowledged	
20	A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious area overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. Provide the dimensions of the parking spaces located on the ground to the fourth level floor plans.	See sheets A1-06, A1-07, A1-08, A1-09 & A1-10 (Ground, Mezzanine, Level 02, Level 03 & Level 04)	
21	Provide schematic plans of Phase II including floor plans, elevations, etc.	See sheets A1-19, A1-20, A1-21 & A1-22 (Floor plans) See sheets A2-06 & A2-10 (Elevations)	
22	Swimming pools, whirlpools or similar structures, which shall have a four-foot-wide walkway surrounding such structures, not to exceed five feet above the main roofline.	See sheets A1-11 (Level 05) & A1-15 (Rooftop Level)	
23	The MEP room that is located on the mezzanine level shall count towards the F.A.R.	Revised. See sheet A1-07 (Mezzanine Level)	
24	Please specify the type of participation that will be provided for the public benefits program upon future development.	To be addressed at permitting	
25	Provide a written narrative with responses	See attached	