

NARRATIVE

1. HPB Admin Review

Correction: General Correction

Comments: COMMENTS ISSUED BY 07/24/23

Please have the following comments corrected/submitted by Final Submittal:

- 1) File documents must not exceed 25MB in size each.

All documents have been revised not to exceed 25 MB.

- 2) Please email Excel file of label owner list.

Owner list has been electronically submitted. Original mailing labels will be submitted to the City electronically and in hard copy form with final submittal package on August 10, 2023.

- 3) Page 6 of Application: Incomplete Disclosure: Please confirm, in writing, whether every individual holding a 5% or greater

Interest in the applicant/owner entities has been disclosed.

2. HPB Plan Review

Correction: General Correction

Comments: COMMENTS ISSUED BY 07/24/23

DEFICIENCIES IN PRESENTATION

- a. Sheet 3: backflow preventers are not permitted encroachments into a required yard. Please relocate. Identify the location of any FPL transformer on the site plan. Transformers are not permitted encroachments into a required yard.

Backflows have been relocated in the back of the property, not within the required yard. FPL transformer is located on the back of property in proximity of emergency stair #2 exit and service doors.

- b. Sheets 3.1 & 3.2: Provide overall dimensions. Dimension all projections into required setbacks (max 25% projection).

Overall and projections into required setbacks dimensions have been provided on site plan and floor plans.

- c. Provide upper roof plan.

Roof plan provided at added sheet 3.3

- d. Elevations and sections: dimension all projections into required setbacks.

Overall dimensions and projections into required setbacks dimensions have been provided on sections and elevations.

- e. Provide details of the planters at balconies and roof deck.

Detail provided at Section Page, sheet 3.8

f. The parking requirement is 2 spaces per unit for units over 1,200 sq. ft. Please update zoning chart.

Zoning chart has been updated with correct requirement of eight (8) parking spaces. Please see sheet 2.0. Applicant will exercise options to meet parking requirements through alternative fee-in-lieu arrangement, as provided for in Section 5.4.1 of the Resiliency Code.

g. Sheet 3.2: the roof deck extent as drawn in the roof plan appears to be in line with the exterior wall below. However, the elevation, section and renderings appear to show the roof deck in line with the balconies. Please clarify.

Sheet 3.2 has been corrected to clarify and match floor plans, elevations and renderings. Parapet walls align with the projections below to maintain proportions and design intent.

2. VARIANCE REQUESTS

a. Staff is not supportive of the height variance request and the resulting tower setback requests. Staff believes that the height can be reasonably reduced to 50'-0" by reducing the height of the ground floor by 1'-0" to 1'-6" and the rest of the reduced height distributed between the upper 4 floors.

Variance request is no longer necessary, adjustments have been made to fully comply with height requirements.

b. Please respond to the variance criteria outlined in Section 2.8.3 of the Code in the Letter of Intent.

Variance request is no longer necessary.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Please respond to the variance criteria outlined in Section 2.8.3 of the Code in the Letter of Intent.

Variance request is no longer necessary.

b. Staff recommends that the roof deck be setback to be in line with the exterior wall of the building as shown in the roof plan. Staff would have no objection to the introduction of overhangs (eyebrows) above the 4th level balconies.

Owner does not want to compromise the look achieved with the current design, which not only fully complies with Code requirements, but also complies with HPB requirements of saving and enhancing the existing building, pushing the new architecture 25 Ft behind the required front setback. The design would lose proportions and character.

c. Staff recommends further refinement of the area where the historic building intersects with the new. This could include providing a backdrop for the building with screening, landscaping, a solid wall etc.

Designers developed the transition between the existing building to the new portion with the addition of a green wall to create a filter layer that covers the cut created by the partial demolition. The element of the green wall also matches with the facades of the new building. Please see elevations and renderings.