

Downtown
PR-13-136
01-0200-000-0020

Waiver Number: 2013-
Date: November 25, 2013



WAIVER REFERRAL

To: Francisco Garcia
Planning Director
Planning Department

From: Irene Hegedus
Zoning Administrator
Office of Zoning

Project Name: Edge

Address: 55 SW Miami Avenue Road, Miami, FL

This application is being referred for the following Waiver request:

- A Waiver, pursuant to **Article 5, Section 5.6.4(d)**, on a Primary Frontage, to allow Parking to extend into the Second Layer above the first (1st) Story, if an art or glass treatment, of a design to be approved by the Planning Director, with the recommendation of the Urban Development Review Board, is provided for one hundred % (100%) of that portion of the Pedestal Façade.

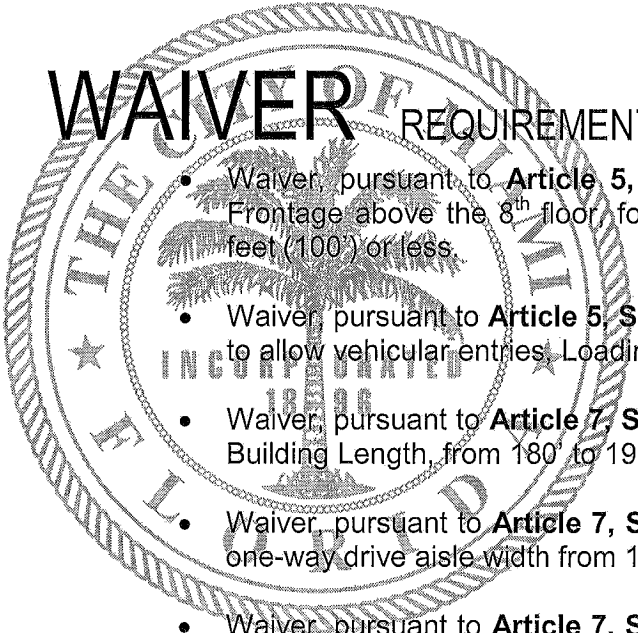
As required under Article 4, Table 12 Design Review Criteria of the Miami 21 Zoning Code, please provide the Office of Zoning with findings as to compliance with the standards applicable to this specific application consistent with the guiding principles of Miami 21.

Additional Waivers required for the proposed Development include:

- Waiver, pursuant to **Article 3, Section 3.3.3(c)**, where an existing lot of record is located adjacent to a Thoroughfare in a manner that creates an irregular Frontage such that the side or rear yards cannot be determined as with a regular lot, to allow the Zoning Administrator to determine the yard and setback for the lot, as fits the circumstances of the case.
- Waiver, pursuant to **Article 4, Table 4**, to allow parking reduction up to 30 percent (30%) of required parking when the property is located within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor. The property is located within ½ mile of the SE 5th Street Metrorail Station.
- Waiver, pursuant to **Article 4, Table 5**, to allow a Commercial loading berth substitution by a Residential loading berth.
- Waiver, pursuant to **Article 5, Section 5.6.1(g)**, where the property to be developed abuts a Structure other than a Sign, to allow the proposed Structure to match the ground level dominant setback of the block and its context.

PS 11-25-13

WAIVER REQUIREMENTS



- Waiver, pursuant to **Article 5, Section 5.6.1(g)**, to allow zero foot (0') setback at the Frontage above the 8th floor, for Lots having one (1) dimension measuring one hundred feet (100') or less.
- Waiver, pursuant to **Article 5, Section 5.6.2(f)**, where Lots have only a Principal Frontage, to allow vehicular entries, Loading Docks and service areas on the Principal Frontage.
- Waiver, pursuant to **Article 7, Section 7.1.2.5(a)(28)**, to allow up to a 10% increase in the Building Length, from 180' to 198'.
- Waiver, pursuant to **Article 7, Section 7.1.2.5(a)(28)**, to allow up to a 10% reduction in a one-way drive aisle width from 12' to 10.8'
- Waiver, pursuant to **Article 7, Section 7.1.2.5(a)(28)**, to allow up to a 10% reduction in a two-way drive aisle width from 23' to 20.7'.

Received By: _____

Date: _____

Planning Director's findings and conditions:

- Proposed total demolition is approved
- Proposed total demolition is approved with conditions
- Proposed total demolition is denied

CONDITIONS:

Name: _____

Date: _____

Signature: _____

PS 11-2543

PLANNING AND ZONING DEPARTMENT
PROJECTS REVIEW MEETING

Waiver
Edge
55 SW MIAMI AVENUE ROAD
ZONING DESIGNATION: T6-48B-O
NET DISTRICT: DOWNTOWN
12.2.13

The project is subject to review and compliance with the requirements of all City Departments, as applicable. The following comments were generated based the Project Review Committee meeting November 27, 2013 and are intended to assist and expedite permit applications based on the applicant's modifications of the project / plans as suggested herein.

This application has been reviewed based on the following:

- Waiver, pursuant to Article 5, Section 5.6.4 (d), on the primary frontage, to allow parking to extend into the second layer above the first (1st) story, if an art or glass treatment, of a design to be approved by the Planning Director, with recommendation of the Urban Development Review Board, is provided for 100% of the portion of the pedestal façade;
- Waiver, pursuant to Article 3, Section 3.3.3 (c), where an existing lot of record is located adjacent to a thoroughfare in a manner that creates an irregular frontage such that the side or rear yard cannot be determined as with a regular lot, to allow the Zoning Administrator to determine the yard and setback for the lot, as fits the circumstances of the case;
- Waiver, pursuant to Article 4, Table 4, to allow parking reduction up to thirty percent (30%) of required parking when the property is located within ½ mile radius of TOD or within ¼ mile radius of a transit corridor (the property is located within ½ mile of the SE 5th Street Metrorail Station);
- Waiver, pursuant to Article 4, Table 5, to allow a commercial loading berth substitution by a residential loading berth;
- Waiver, pursuant to Article 5, Section 5.6.1 (g), where the property to be developed abuts a structure other than a sign, to allow the proposed structure to match the ground level dominant setback of the block and its context;
- Waiver, pursuant to Article 5, Section 5.6.1 (h), to allow zero foot (0') setback at the frontage above the 8th floor, for lots having one (1) dimension measuring 100 feet or less;
- Waiver, pursuant to Article 5, Section 5.6.2 9f), where lots have only a principal frontage, to allow vehicular entries, loading docks and services areas on principal frontage;
- Waiver, pursuant to Article 7, Section 7.1.2.5 (a) (28), to allow up to ten percent (10%) increase in the building length from 180' to 198';
- Waiver, pursuant to Article 7, Section 7.1.2.5 (a) (28), to allow up to ten percent (10%) reduction in a one-way drive aisle width from 12' to 10.8'
- Waiver, pursuant to Article 7, Section 7.1.2.5 (a) (28), to allow up to ten percent (10%) reduction in a two-way drive aisle width from 23' to 20.7'.

The following comments shall be addressed:

1. Zoning comments and referral shall be provided.
2. Provide School Concurrency letter.
3. Identify property ownership and pedestrian accessible riverwalk connections. There are inconsistencies with property footprint on pages A-001 and A-002.

4. Provide survey and tree survey elaborated and signed by a certified surveyor.
5. The façade facing the river does not recognize pedestrian continuity and interest from the ground floor nor views from and to the river and buildings across it. Pedestrians at the river walk would perceive wide vehicular entrances and a 50' high blank wall with no openings that does not corresponds to human scale. The applicant shall articulate this façade by adding fenestration, openings and /or other architectural treatments.
6. Decorative screen system used to screen parking shall be approved by the Planning Director with recommendation by the UDRB.
 - a. Recently built buildings in the vicinity all contain residential liner units screening parking facilities from view of the riverfront, in order to activate the Riverwalk and take advantage of waterfront views. Consider providing parking offsite and replace vehicular uses along the riverfront with habitable space.
 - b. Please provide description and list of materials used for screening treatment and other building materials.
7. Clarify the function of the stairway located north-east from the loading zone.
8. Pursuant to Section 3.11 Waterfront Standards, the total width of waterfront walkways shall be a minimum of 25' feet and built to the standards and guidelines in Waterfront Design Guidelines within Appendix B.
 - a. The proposed width is 13'-2". This does not comply with Section 3.11 and Appendix B standards.
 - b. Provide detail section of waterfront walkway including dimensions.
9. The proposed landscaping at the Riverwalk is obstructing pedestrian circulation. Provide a design with no obstructions for a minimum 10' width.
10. The sidewalks to connect the Riverwalk with street shall be no less than 6' wide.
11. Identify how Riverwalk connections are made to neighboring properties.
12. Pursuant to Section 5.6.2, i, all utility infrastructure and mechanical equipment shall be concealed from public view.
 - a. Backflow preventers and FPL transformer located beyond the building's façade shall be behind a Streetscreen. Please provide details of this screen and its impact to public views from SW Miami Avenue Road.
13. Provide additional context and analysis to describe the justification of the predominant setback Waiver.
14. Provide Trip Generation, Trip Distribution & assignment, and Access Plan for this project.
15. Pursuant to Section 5.6.4, d, loading spaces shall be located within the Third Layer.
 - a. Loading Berths in the Second Layer do not comply with Section 5.6.4, d.
16. Illustrate loading and vehicular maneuverability as well as parking plaza maneuverability. Define automobile stacking and maneuverability to access the garage. Provide details of the operability of the car elevator and its function schedule.

17. Pursuant to Chapter 17 of the City Code, please provide a Tree Mitigation plan for
 - a. Trees being removed (20 DBH). See Tree Replacement Chart 17.6.1.1.

Additional comments may be provided upon review of requested documents and recommendations issued by the UDRB. The City of Miami reserves the right to revise previously provided comments.