

December 13, 2021

Via Email to: Abraham.Fogel@citynmb.com

Abraham Fogel, Senior Planner
Community Development Department
City of North Miami Beach
17050 N.E. 19th Avenue
North Miami Beach, FL 33162

**RE: Clarifications to 12/10/2021 P&Z & Commission Review submittal
NMB Place Apartments
NE 164th Street & 19th Avenue**

Mr. Fogel:

These clarifications and the additional information contained herein are submitted in succession to our Friday, December 10, 2021, telephone conversation and your subsequent email to Matthew Amster that same day recapping our conversation.

We are requesting a Variance for the Impervious area requirement and submit that the Project's design provides the following Pervious and Impervious areas:

	Required	Provided
Pervious Area	10% min. (8,116.3 SF)	1,453 SF (1.80%) Ground Floor <u>7,342 SF (9.04%) Amenity Level</u> 8,795 SF TOTAL (10.84%)
Impervious Area	90% max. (73,046.7 SF)	79,710 SF Ground Floor (98.21%)

We note that the above Amenity Level Pervious area calculation includes artificial turf areas. We will submit product-data sheets highlighting the permeability of this material at the time of permitting. The data tables contained in the drawing set will be updated to list the above itemized areas prior to the Project being presented before the City Commission.

Additionally, the drawing set will be updated to address (respond to) the below listed items prior to the Project being presented before the City Commission:

1. On sheet A-100.1, update note to indicate a 5' sidewalk easement instead of 5' alley greenway along the alley.
2. On sheet A-202, provide property lines and setbacks as depicted on other elevation sheets.
3. On sheet A-100.1, note the easements along the urban greenways, NE 19th and NE 20th Avenues.
4. On sheets A-005 and A-006, improve the resolution of the charts on the top right corners.
5. On sheets A-100.1 and A-122, update the garage opening width to 24'-0" to be consistent with sheet A-121.
6. On sheets A-108 and A-109, update the information to reflect the change in unit sizes for the east tower.
7. On Sheet A-003, update "provided" setback information for NE 20th Avenue to be consistent with the variance being requested (e. g. 7'-7" to 11'-14" tower setback).

8. Revise balcony projections to have a minimum horizontal projection of 3 feet as required by ZLDC Section 24-58(S)(3)(c.)(4) Table MU-3.

Lastly, the LOI will be revised prior to the Project being presented before the City Commission to confirm the variance request for the furnishings/green area and specify how much relief is being requested (e. g. 12'-6" wide furnishings/green area where the code requires 18'-0"); and update page 9 where the justification refers to this request as the "sidewalk variance".

Based on our communications with you, this letter completes all the necessary requirements for TRAD sign-off and will provide for the scheduling of this project at the January 2022 Planning and Zoning Board meeting.

Bermello Ajamil & Partners, Inc.



Raul Carreras
Partner | Project Manager

cc: K, Walia, NMB Community Development
S. Greenwald, GFS
M. Amster, Bercow Radell Fernandez Larkin + Tapanes
W. Bermello, B&A