



IDEA Architect LLC  
3323 NE 163<sup>rd</sup> St Suite 200  
North Miami Beach FL 33160

**Response Narrative**

Project : Entourage in the Sun

P&Z# PZ-22-120000011

Owner: BG II, LLC and Riverside North Developers, LLC

Project Location: 407, 419 N. Riverside Drive

Folio Number: 484331130050; 4884331130060

Agent: Paola West (954-529-9417)

Project Planner: Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

1. Please provide written responses to all comments. Responses to the comments from the 10-5-2022 DRC meeting were not found and therefore it was not clear how various comments were addressed.

[Response : Acknowledged. \(See attached response Narrative\)](#)

2. Be advised that a resubmittal of the project is requested as a result of a review of the current submittal. The review found significant project elements that were not clear or labeled, and new project elements that impact the site plan in a manner that warrants further evaluation.

[Response : We feel the corrections needed to address these comments do not affect other disciplines and should not require a resubmittal. We have requested confirmation of a resubmittal from Pamela Stanton after her review of the corrections required by this comment report.](#)

3. An application has been received for a Minor Administrative Adjustment to adjust the maximum allowable building length. The application is under review and must be approved prior to site plan approval.

[Response : Acknowledged.](#)

4. On the site plan, label all exterior elements including but not limited to accessory structures, retaining walls, pools and pool decks, pavers, sea walls, docks, swales, property lines, elevated decks/patios, bike racks, overhangs, setbacks, trash areas, concrete pads, etc. Provide dimensions for all elements, including heights, widths, lengths, and any other pertinent dimension that would aide in the evaluation and review of the plans.

[Response : All exterior elements have been labeled via construction site note tags and additional dimensions have been added \(refer to revised Ground FL / Site Plan A-201\).](#)

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5. On the ground floor plan, label and dimension all exterior items including but not limited to the elements listed in comment #2 above and all interior elements including but not limited to stairways, elevators, trash rooms, lounge areas, storage, interior common elements and areas, restrooms, mechanical rooms, etc.

Response : All interior elements / rooms have been labeled (refer to revised Ground FL / Site Plan A-201).

6. The responses to the pre-application comments included a list of various Sustainable Development Options. Provide the proposed Sustainable Development options in the form of a separate narrative or table with the next submittal that describes how the required 10 points will be achieved. Be advised that details, notes, and specifications for each proposed option will be required at the time of permit application.

Response : Note added on A-012 - ZONING CODE ANALYSIS & PROPERTIES OVERVIEW

- Efficient Cooling / All air conditioners are Energy Star qualified 2 POINTS
- Parking Structure / At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage. 2 POINTS
- White Roof / All roof surfaces are painted white. 2 POINTS
- Hurricane Resistant Structures / The principal building is constructed to meet increased wind loads. (150 mph load minimum) 4 POINTS

The following items will be utilized for our project for a total of 10 points.

7. Verify the pervious area calculations. Do not include any paved areas, ramps, stairs, walkways, walls, subgrade structures, pools and pool decks, concrete pads, planters, and any other element that stormwater cannot penetrate and drain to the aquifer.

Response : Acknowledged. (See note 12 on A-201) Only Pervious areas that only allow stormwater to penetrate and drain to the aquifer are included. See required vs. proposed square footages on A-012 and A-201. Refer to "green" hatch legend for clarification.

8. On the elevations, provide setbacks from the property lines to the closest portion of the building, regardless of building level. Include setbacks to the accessory building that was added to the plans for this submittal.

Response : The A-500 series (Elevations) show the "Property Lines" + Setback dimensions. We have also added the Setbacks to the accessory building that was added along with it's height. (Floor plans reflect the plan layout dimensions of the accessory building (see A-201). Additional setback information has been also added to A-201 as a reference for clarification as the side property lines are at an angle.

9. Provide exterior elevations for the accessory building that was added to the project for this submittal.

Response : Refer to the A-500 Elevations series which reflect the accessory building (See also the renderings R-001 @ A-007 for reference).

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10. Provide elevations and details for the proposed trellises.

Response : The Trellis will be an Aluminum Structure which will be engineered and submitted under a separate permit, it has been added to the elevation sheets (A-500 series) and Renderings as well. A conceptual detail and color have been added as a reference. Refer to tag # 6 on A-500 series.

The elevation of the trellis will follow the exact height of the accessory building roof line.

11. The proposed dock continues to be shown on the plans. Show the dock on the renderings and elevations as well, to accurately depict the representation on the plans, and in compliance with Chapter 151.

Response : Adequate proposed Dock Layouts which are coordinated with the Chappell Group Dock Shop Drawings (which will be submitted under a separate permit) have now been coordinated and reflected on A-201 + added on 3D renderings R-001 @ -007 for reference.

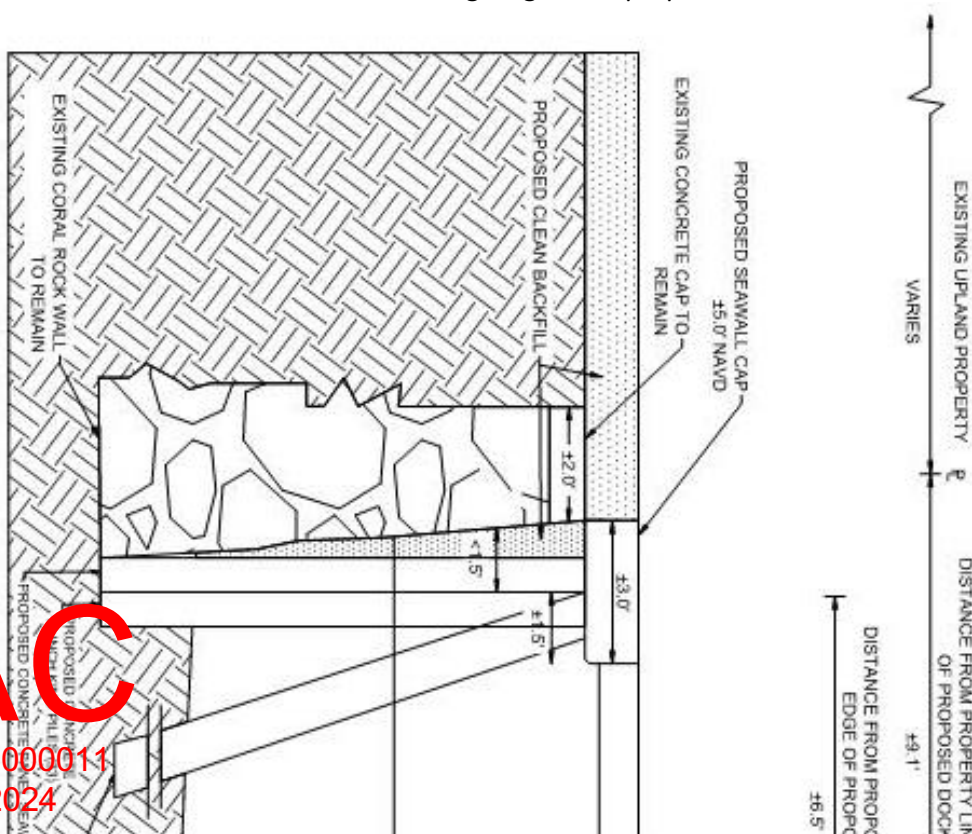
12. The sea wall cap is not depicted on any plan and appears only on the submitted topo survey. The sea wall was shown on the civil drawings from the 6-1-2022 and 7-13-2022 DRC submittals but was removed from subsequent submittals. Revise plans to depict the accurate location of the sea wall cap.

Response : See comment 11 above. Plans now show Sea wall cap (see notes 4 / 5 / 6 on A-201).

13. Section 151.08 states that no mooring structures, terrace, retaining wall, stairway or other related structures shall be erected on top of or over a tidal flood barrier or sea wall cap. Plans and renderings show stairways and ramps on top of the location of the sea wall cap as it appears on the survey.

Response : No mooring structures, terrace, retaining wall, stairway or other related structures shall be erected on top of or over a tidal flood barrier or sea wall cap. See revised A-201 and Renderings.

14. Provide clarification on the sea wall that appears on the renderings at the Intracoastal Waterway, and whether it will remain at the existing height or is proposed to be above the existing height.



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Response : See attached Actual snapshot from the Chappell Group Dock Construction Shop Drawings for reference. Proposed Height @ 5.0 NAVD + Refer to Civil for additional clarification.

15. Upon review of the current submittal, it has become evident that the proposed retaining walls and resulting elevation of the site encroach into the rear yard corner triangles, in noncompliance with Section 155.5302.D.5 Fences and Walls Adjacent to Waterways, which protects views of waterways from adjacent properties.

Response : See revised Proposed Retaining wall locations which meet the required 25' waterway sight triangles. Average adjacent grade elevation +/- 3.5 NAVD and the proposed area within the sight triangles are proposed @ 5.0 NAVD, for a difference of 1.5', therefore will meet the 3' allowable elevation change. See revised Site Plan A-201 and Renderings for reference.

16. Provide details for all retaining walls, including retaining walls abutting property lines with footer detail not to encroach into rights of ways or adjacent properties.

Response : See proposed all (4) property line cut sections on Civil Drawings Sheet C-05.

17. Provide materials, finishes, and colors for site elements such as but not limited to retaining walls, trellis, pavers, dock, etc.

Response : Note 1 on A-201 (Proposed Retaining Walls – White Stucco Finish) has been added. Trellis additional information (per comment 10 above) has been added to A-500 series. Per comment 12 & 14

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above, and deck shop drawings, we will have a proposed marginal concrete dock.

Proposed pavers and dock materials, pattern and finishes have been added to A-080 as a legend for reference.

18. Trees and palms are shown on the landscape plan within the swales that are shown on the PGD plan. If the swales are included to obtain the required Broward County Surface Water Management permit, plant material other than groundcover may not be permitted in the swale areas.

Response : There are no Retention Areas with trees at the bottom that are going to eliminate storage from the required drainage design (refer to Landscaping sheet L-2.0 & Civil sheet C-05)

19. Previous DRC comment remains unless relief is obtained for the requirements of Section 155.5601.C.3 for Building Facades and wall offsets. If compliance is not achieved, relief is available via Vernacular or Superior Design Alternative that may be approved by the Architectural Appearance Committee. The project must demonstrate how the criteria have been met and which Design Alternative Option from the Supplemental Criteria of the AAC is successfully applied to qualify for Superior Design. The Supplemental Criteria of the AAC is available on the Planning and Zoning page of the City's website. An earlier response to this comment states that the criteria for façade projections is compliant and that the projections are created by the exterior walkways with the insertions of planters and tall trees. These elements do not qualify as projections. The required wall offsets, in the form of façade projections or recesses, must be spaced no more than 30 feet apart. The plans do not comply. If the applicant requests Vernacular or Superior Design Alternative approval, a formal justification narrative must be submitted if and when the project moves forward to an AAC hearing. The justification narrative must be specific in its description of materials, elements and design that meets or exceeds the selected criterial option.

Response : We will showcase during AAC some of following Superior Design Elements and others :

- Proportion of the Volume (Golden Ratio Proportion of the Main Façade)
- Quantity of Glazing (Windows)
- Superior Aluminum Glass Railings System
- Horizontality of the slabs / Finessed special tapered knife edge slab details
- Sculptural Design of the Exterior cantilevered corridors
- Suspended Garden
- The Oversized Balconies and Terraces

A video presentation will also take place to expose the Architectural Ideologies.

20. Sheet A-080 includes a note that states "A total of 10 parking spaces will remain accessible to the public or guests. The remainder of parking spaces in the basement and ground floor will be gated." For the 42 dwelling units, a minimum of 76 parking spaces are required. If 10 spaces are intended for the public or guests, the result will be insufficient parking for the residents. Address this issue.

Response : 76 parking spaces are intended strictly for the building unit owners. See revised A-080.

21. Previous DRC comment remains. Section 155.5601, Multifamily Residential Design Standards requires that a parapet wall with a three-dimensional cornice treatment is used. The required 3-D cornice treatment was not found. The project must comply or seek relief. Be advised that a Text

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Amendment is schedule to be presented to the City Commission to remove the three-dimensional cornice treatment requirement from the Zoning Code. If approved and adopted by the Commission, the Amendment may be codified in March 2023.

*Response : Through our modern architecture and our vernacular design concept, we intend to seek relief from the requirement through AAC.*

22. Previous comment not addressed. The ground floor plan depicts several interior parking spaces adjacent to the exterior of the building and may be visible from the public right-of-way, which includes North Riverside Dr and the Intracoastal Waterway of not properly screened. The portions of the building that contain the parking garage must appear to be consistent with the appearance of the habitable portion of the building. Provide evidence of compliance with Section 155.5605.C.1. The elevations call out "Green Wall Stainless Steel Cable Trellis System." However, it is not clear that the green wall system is attached to a material or architectural treatment that is consistent with the appearance of the habitable portion of the building. Provide additional information indicating compliance with the requirement of this Section.

*Response : The Green Wall Stainless Steel Cable Trellis System is attached directly onto the building's white stucco concrete façade finish, therefore consistent with the appearance of the habitable portion of the building. The parking spaces will not be visible from the public right of way. Due to the natural growth habit of the proposed vegetation, the wiring system should provide ample opportunity to reach full maturity and coverage. During this process, the stainless-steel cabling system will still function as an architectural feature. See note 5 on A-500 series (Elevations).*

23. Previous DRC comment will be a condition of a Development Order. Lot unification (Unity of Title) is required prior to building permit.

*Response : Acknowledged. Done - Lots are unified in DSD format.*

24. Previous DRC comment will be a condition of a Development Order. The 10-foot FPL easement shown on the survey must be abandoned prior to building permit.

*Response : Acknowledged. Easement to be vacated prior to building permit.*

25. The following comment was provided as part of the Sustainability and Resilience review of the project: It should be noted that Riverside Drive is already experiencing flooding due to sea level rise (SLR), high tides, and rain events and this is expected to worsen with time as SLR is projected to increase by 40 inches (3.33 feet) by 2070.

On December 31, 2019, the Federal Emergency Management Agency (FEMA) released preliminary Flood Insurance Rate Maps (FIRMs or flood maps). These preliminary maps are expected to replace substantial portions of the current circa 2014 flood maps. Once adopted, these preliminary flood maps will dictate flood insurance purchase requirements and associated flood insurance rates for affected property owners. These changes to the flood maps are the result of a comprehensive coastal flooding study performed by FEMA between 2014 and 2019. While an adoption date is not currently set, be on notice that the anticipated flood zone of this property is AE with a Base Flood Elevation of 7 feet. The minimum finished floor elevation should be an additional foot (or 18" above the crown of the road,

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whichever is higher); however, this does not take sea-level rise into consideration.

Some forethought about the most appropriate finished floor elevation (FFE) and

future changes to the design of driveway connections to adjacent streets to make

the building more sustainable in the future. Additionally, sub-grade parking

appears irresponsible given the known projections. How will the design ensure protection of private

property (primarily resident's private vehicles) in common heavy rain events, and in anticipated impacts

of climate change and sea level rise.

NOTE: AE - Flood insurance rate zone that corresponds with flood depths greater than 3 feet.

Mandatory flood insurance purchase requirements apply.

Response : The FEMA map base flood elevation is 7.0' NAVD, the proposed building elevation is 10.0' NAVD therefore the FFE meets the required min. of 1' above BFE.

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