

**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
**Applicant Response:** Noted.
2. The two one-way driveways at the vehicle entrance shall be 11'-0" in width.  
**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
3. Parallel parking on the streets shall be 8'-6 x 21'.  
**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
4. Provide calculations showing the percentage of the area of residential use vs the area of the entire building's FAR. If the area of residential use exceeds 25% of the total FAR, the entire floor containing the residential units shall comply with the residential setbacks listed below.  
**Applicant Response:** Calculations have been added to HPB A-016.1. The area of residential use does not exceed 25%.
5. Residential units are located within the tower portion of the structure. Therefore, the residential street side setback is the required pedestal (5'-0") + (10% x 78'-0")=5'-0" +7'-9 5/8"=12'-10".  
Revise required street side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
6. The residential interior side setback is the required pedestal (7'-6") + (10% x 78'-0")=7'-6" +7'-9 5/8"=15'- 4". Revise required interior side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
7. The residential tower rear side setback is 15% x 130'-0" =19'-6". Revise required rear setback on residential units. Revise required rear setback on plans and in zoning table.  
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8. The maximum height for a deck above the main roof is 3'-0". The maximum allowed height for a deck is 90.0' NGVD. The deck proposed at 92.0' NGVD, including the vestibules area exceeds the maximum height allowed above the main roof.  
**Applicant Response:** Roof has been redesigned. See sheet HPB A-119.
9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
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#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 ½". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
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**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
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  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
**Applicant Response:** Noted. It is anticipated that Silva cells or equivalent may not be needed. The ROW planting consists of coconut palms and trees that are being placed in large continuous tree pits.
5. A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop.  
**Applicant Response:** Noted. Please see Sheet L-3.05 for detail and L-3.02 with note for 17 Cabada Palms to be anchored.

6. Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.

**Applicant Response:** Noted. A comprehensive tree report will be prepared by an ISA certified arborist and will be provided prior to Planning Board and HPB approvals.

**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
**Applicant Response:** Noted.
2. The two one-way driveways at the vehicle entrance shall be 11'-0" in width.  
**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
3. Parallel parking on the streets shall be 8'-6 x 21'.  
**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
4. Provide calculations showing the percentage of the area of residential use vs the area of the entire building's FAR. If the area of residential use exceeds 25% of the total FAR, the entire floor containing the residential units shall comply with the residential setbacks listed below.  
**Applicant Response:** Calculations have been added to HPB A-016.1. The area of residential use does not exceed 25%.
5. Residential units are located within the tower portion of the structure. Therefore, the residential street side setback is the required pedestal (5'-0") + (10% x 78'-0")=5'-0" +7'-9 5/8"=12'-10".  
Revise required street side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
6. The residential interior side setback is the required pedestal (7'-6") + (10% x 78'-0")=7'-6" +7'-9 5/8"=15'- 4". Revise required interior side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
7. The residential tower rear side setback is 15% x 130'-0" =19'-6". Revise required rear setback on residential units. Revise required rear setback on plans and in zoning table.  
**Applicant Response:** Residential spaces have been reduced to not exceed 25% of total FAR as noted on sheet HPB A-016.1. Rear setback noted above not applicable.
8. The maximum height for a deck above the main roof is 3'-0". The maximum allowed height for a deck is 90.0' NGVD. The deck proposed at 92.0' NGVD, including the vestibules area exceeds the maximum height allowed above the main roof.  
**Applicant Response:** Roof has been redesigned. See sheet HPB A-119.
9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
**Applicant Response:** Sheet HPB A-017 has been added showing percentage of accessible roof deck in comparison to the floor area below.



#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

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9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
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#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 ½". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
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**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

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1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

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#### Zoning Review Comments:

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9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
**Applicant Response:** Sheet HPB A-017 has been added showing percentage of accessible roof deck in comparison to the floor area below.

#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

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3. Parallel parking on the streets shall be 8'-6 x 21'.  
**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
4. Provide calculations showing the percentage of the area of residential use vs the area of the entire building's FAR. If the area of residential use exceeds 25% of the total FAR, the entire floor containing the residential units shall comply with the residential setbacks listed below.  
**Applicant Response:** Calculations have been added to HPB A-016.1. The area of residential use does not exceed 25%.
5. Residential units are located within the tower portion of the structure. Therefore, the residential street side setback is the required pedestal (5'-0") + (10% x 78'-0")=5'-0" +7'-9 5/8"=12'-10".  
Revise required street side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
6. The residential interior side setback is the required pedestal (7'-6") + (10% x 78'-0")=7'-6" +7'-9 5/8"=15'- 4". Revise required interior side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
7. The residential tower rear side setback is 15% x 130'-0" =19'-6". Revise required rear setback on residential units. Revise required rear setback on plans and in zoning table.  
**Applicant Response:** Residential spaces have been reduced to not exceed 25% of total FAR as noted on sheet HPB A-016.1. Rear setback noted above not applicable.
8. The maximum height for a deck above the main roof is 3'-0". The maximum allowed height for a deck is 90.0' NGVD. The deck proposed at 92.0' NGVD, including the vestibules area exceeds the maximum height allowed above the main roof.  
**Applicant Response:** Roof has been redesigned. See sheet HPB A-119.
9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
**Applicant Response:** Sheet HPB A-017 has been added showing percentage of accessible roof deck in comparison to the floor area below.

#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
**Applicant Response:** Noted. It is anticipated that Silva cells or equivalent may not be needed. The ROW planting consists of coconut palms and trees that are being placed in large continuous tree pits.
5. A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop.  
**Applicant Response:** Noted. Please see Sheet L-3.05 for detail and L-3.02 with note for 17 Cabada Palms to be anchored.

6. Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.

**Applicant Response:** Noted. A comprehensive tree report will be prepared by an ISA certified arborist and will be provided prior to Planning Board and HPB approvals.

**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
**Applicant Response:** Noted.
2. The two one-way driveways at the vehicle entrance shall be 11'-0" in width.  
**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
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**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
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**Applicant Response:** Setbacks were revised.
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8. The maximum height for a deck above the main roof is 3'-0". The maximum allowed height for a deck is 90.0' NGVD. The deck proposed at 92.0' NGVD, including the vestibules area exceeds the maximum height allowed above the main roof.  
**Applicant Response:** Roof has been redesigned. See sheet HPB A-119.
9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
**Applicant Response:** Sheet HPB A-017 has been added showing percentage of accessible roof deck in comparison to the floor area below.

#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
**Applicant Response:** Noted.
2. The two one-way driveways at the vehicle entrance shall be 11'-0" in width.  
**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
3. Parallel parking on the streets shall be 8'-6 x 21'.  
**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
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**Applicant Response:** Calculations have been added to HPB A-016.1. The area of residential use does not exceed 25%.
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Revise required street side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
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9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
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#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 ½". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
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**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

### **Narrative Responses to Staff Comments:**

#### Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
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**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
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#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
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2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
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**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

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**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 1/2". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
**Applicant Response:** Noted. It is anticipated that Silva cells or equivalent may not be needed. The ROW planting consists of coconut palms and trees that are being placed in large continuous tree pits.
5. A permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop.  
**Applicant Response:** Noted. Please see Sheet L-3.05 for detail and L-3.02 with note for 17 Cabada Palms to be anchored.

6. Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.

**Applicant Response:** Noted. A comprehensive tree report will be prepared by an ISA certified arborist and will be provided prior to Planning Board and HPB approvals.

**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

1. Provide a narrative responding to staff comments.  
**Applicant Response:** Noted.
2. The two one-way driveways at the vehicle entrance shall be 11'-0" in width.  
**Applicant Response:** Applicant is requesting a variance to allow 10'-0" drive aisles at the barrier equipment as diagrammed on sheet HPB A-191. Due to the fixed locations of egress stairs and elevators running the height of the building, along with the required dimensions of the parking spaces and mechanical rooms above, there is a burden in enlarging the drive aisle at the entrance barrier equipment. Due to the need to pull to the side of the aisle in order to access the parking machines, 11'-0" aisles are not necessary in this particular location. Parking consultants have recommended 10'-0" aisles at the entrance to the parking garage due to the unique nature of how one positions a car when reaching a parking machine to retrieve a ticket or pay a bill. The width of the drive aisle directly beyond the entrance is 23'-0" plus 6" curbs on each side.
3. Parallel parking on the streets shall be 8'-6 x 21'.  
**Applicant Response:** Parallel parking has been resized to be 21' in length. Width will be untouched from current street conditions.
4. Provide calculations showing the percentage of the area of residential use vs the area of the entire building's FAR. If the area of residential use exceeds 25% of the total FAR, the entire floor containing the residential units shall comply with the residential setbacks listed below.  
**Applicant Response:** Calculations have been added to HPB A-016.1. The area of residential use does not exceed 25%.
5. Residential units are located within the tower portion of the structure. Therefore, the residential street side setback is the required pedestal (5'-0") + (10% x 78'-0")=5'-0" +7'-9 5/8"=12'-10".  
Revise required street side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
6. The residential interior side setback is the required pedestal (7'-6") + (10% x 78'-0")=7'-6" +7'-9 5/8"=15'- 4". Revise required interior side setback on plans and in zoning table.  
**Applicant Response:** Setbacks were revised.
7. The residential tower rear side setback is 15% x 130'-0" =19'-6". Revise required rear setback on residential units. Revise required rear setback on plans and in zoning table.  
**Applicant Response:** Residential spaces have been reduced to not exceed 25% of total FAR as noted on sheet HPB A-016.1. Rear setback noted above not applicable.
8. The maximum height for a deck above the main roof is 3'-0". The maximum allowed height for a deck is 90.0' NGVD. The deck proposed at 92.0' NGVD, including the vestibules area exceeds the maximum height allowed above the main roof.  
**Applicant Response:** Roof has been redesigned. See sheet HPB A-119.
9. Provide a diagram and calculations showing that the accessible roof deck does not exceed 50% of the floor area below.  
**Applicant Response:** Sheet HPB A-017 has been added showing percentage of accessible roof deck in comparison to the floor area below.

#### HPB Plan Review Comments:

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION: Provide details of the lean-to canopy over the loading space.  
**Applicant Response:** Sheet HPB A-045.4 has been added to detail the design of the loading dock.
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations):
  - a. Staff recommends internalizing the loading space within the building or providing a parallel space along the alley away from the residential building to the north.  
**Applicant Response:** As exhibited in drawing HPB A-045.4, the loading dock has been located in line with the loading dock of the adjacent apartment building. To allay noise concerns, the retaining wall on the north end of the site has been raised to a height of 19'-1 ½". The wall wraps around the entire loading dock, enclosing it with the building. A gate on the eastern end allows for egress. Although the adjacent building is only 2 stories, a trellis planted with vines above the loading dock will obscure views of the loading dock from above.
  - b. Staff recommends that the design for the railings at the ground level facing Collins Avenue be further developed. Guardrails may not be required check with building/fire dept. The stair in the right-of-way may not be permitted by Public Works, please confirm with PW.  
**Applicant Response:** Steps and railings have been removed from the city right-of-way. Since the level adjustment is less than 30" the guardrail has been removed. However, since there is worry of slipping off the side of the raised platform, the railing has been changed to cantilevered glass with stainless steel railing to allow clear views of the retail whilst maintaining safety for the user.

#### Landscape Comments:

1. Provide a Tree Survey certified by a licensed surveyor and issued within the last 6 months.  
**Applicant Response:** An updated tree survey has been included. Please see Sheet L-0.01.
2. Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from public or private property would require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.  
**Applicant Response:** Noted. Trees to be removed and that require mitigation have been identified along with their canopy square footage.
3. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>  
**Applicant Response:** Noted. CMB landscape legend has been included on Sheet L-0.00.
4. Please graphically clarify extent of the use of Silva Cells or approved equal on the plan. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.  
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**Applicant Response:** Noted. Please see Sheet L-3.05 for detail and L-3.02 with note for 17 Cabada Palms to be anchored.

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**HPB19-0295**  
**400 Collins Avenue, Miami Beach**

**Narrative Responses to Staff Comments:**

Zoning Review Comments:

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**Applicant Response:** Noted.
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