

SUBJECT: HPB19-0341, 1775 Collins Avenue.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Sheet A4.20, please note the name of all materials and finishes
Updated. Please refer to Sheet A4.20
 - b. The new proposed scope of demolition of the Richmond and South Seas Hotels is not consistent throughout the plans
Demolition was revised for consistency. Refer to B2 and B3 Demo plans.
 - c. The interior elevations sheet with photos are still not complete. Photos are labeled incorrectly, and interior elevations are not complete.
Interior elevations were updated and complete. Refer to B2 and B3 Interior elevations.
 - d. Sheet B4-A3.00, clearly indicate with a red outline, the extent of the portions of the South Seas and Richmond Hotels to remain and clearly indicate the extent of the proposed rear additions with a blue outline
Refer to Sheet A3.01.
 - e. Sheet B5-A4.00, the elevations shall be further refined including materials
Materials were added. Refer to Sheet B5-A4.00 and rendering on Sheet A0.82
 - f. After the floor plans for the new tower, provide enlarged elevation drawings of all four sides of the new tower and section drawings
Elevations and Sections were added. Refer to Sheets B4-A5.00, B4-A5.01, B4-A5.02
 - g. Provide a narrative of how the design of the new tower has been inspired and provide inspiration images (should relate somehow to the historic district, contributing architecture, Miami Beach, tropics, ocean etc.)
Refer to Sheet A0.86
 - h. Note on plans how the rear additions to the South Seas and Richmond Hotels have been differentiated from the remaining portions of the contributing buildings as required by the Secretary of Interior Standards.
Refer to Sheet A0.86
2. ZONING

- a. Sheet B4-A3.21, it is not clear of the walkways located within the mechanical area are enclosed above. Enclosed walkways above the maximum height are not allowable height encroachments

All walkways within mechanical area are open to above. Refer to revised Sheet B4-A3.21

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff believes that the level of demolition for the South Seas and Raleigh hotels submitted in the last submittal is more appropriate. Provide an explanation why the scope has increased. Staff recommends returning to the previous demolition scope. Refer to Sheet A0.86

- b. Staff recommends further study of the rooftop mechanical area, including the reduction in height to the great extent possible, further development of elevations, relocation further east etc.

Acknowledged

- c. Staff recommends that a resiliency component be incorporated into the basement level

Refer to provided letter for City Resiliency Criteria Compliance

- d. Staff is not supportive of the new basement areas below the remaining portions of the South Seas and Richmond Hotels

Acknowledged. Refer to provided letter for City Resiliency Criteria Compliance

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

7. HPB Admin Review - Fail Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: March 26, 2020
Must upload exhibit B disclosure.

The following fees are outstanding (tentative) and will be invoiced by April 13th.

1. Advertisement - \$1,500
 2. Board Order Recording - \$100
 3. Posting - \$100
 4. Courier - \$70
 5. Mail Label Fee (\$4 per mailing label) \$ 1,092
- Total Outstanding Balance = \$ 2,862

NOTE: All fees MUST BE PAID by April 15th or the application will not move forward.

For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.

8. Urban Forestry Group Review - Pass Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Recommendation(s)

Proposed will require a tree removal permit through Urban Forestry Division. T
No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary. Refer to included Arborist Assessment Report for evaluation of on-site trees.

Please Contact us at Urbanforestry@miamibeachfl.gov or 305-673-7722 if you have any questions.

9. Planning Landscape Review - Fail Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Comments: 1. Refer to Chapter 126 entitled Landscape Requirements and to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. Refer to Landscape Legend Form on sheet L-504, refer to the included Vegetation Survey and Arborist Assessment Report as supporting reference to the revised Disposition sheets L-100

– L-103, Refer to sheet L-205 for calculations on the landscape requirements for applied Zoning Overlay Districts.

2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the approved tree protection fence detail and CMB planting details. [Noted. Tre Removal Permit requirement acknowledged in the notes on sheets L-100 and L-101. Approved Tree protection detail shown on sheet L-103.](#)

3. Provide the Landscape Legend form permanently affixed to the landscape plans, in order to show compliance with the City of Miami Beach landscape requirements. [Refer to Sheet L-504 for Landscape Legend Form.](#)

1. Refer to the previous comments not addressed.

2. Refer to the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH). Refer to Disposition sheets L-100 – L-103 for tree replacement/mitigation calculations based on the requirements within Chapter 46 (Environment).

3. Show and list the replacement/mitigation trees on the landscape plans. Note that replacement trees also count towards the Ch. 126 required lot trees. Refer to Canopy Sheets L-500 and L-501, and sheet L-504 Landscape schedule for proposed species and location of replacement trees.

1. Refer to the previous comments not addressed particularly, the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH). Refer to Disposition sheets L-100 – L-103

2. Provide the condition column in the tree disposition plan list based on a tree evaluation report and determine the number of replacement trees required. Refer to table on Sheet L-102 for condition column.

3. List and show how the replacement trees are being accommodated in the proposed planting plans. Refer to Canopy plans on sheet L-500 and L-501. Refer to plant list on sheet L-504.

4. Dune Preservation/Overlay Zone: Proposed understory shrubs and plants in this area cannot exceed 36 inches in height. This area shall be planted with species that do not need to be maintained / clipped periodically. This is noted on sheet L-205. Refer to understory planting plans and planting schedule on sheets L-502 – L-504.

At a minimum, 50% of the rear yard along the rear property line needs to be transparent with plant material that would naturally not exceed 36" at maturity and would not require periodic pruning in order to maintain such height. View corridors shall be graphically identified and dimensioned on the landscape plans. Refer to sheet L-205 and L-501 that graphically show and dimension a minimum 50% open view corridors.

1. Refer to the previous comments not addressed.

2. Furthermore, refer to the Chapter 46 Tree Preservation and Protection code amended on October 16, 2019, in order to determine the number of mitigation/replacement trees required and how the replacement trees will be accommodated in the landscape plans. Refer to sheet L-103 for replacement tree calculations per Chapter 46. Refer to Landscape sheets L-500 – L-504 for proposed landscape design.

3. Provide a Tree Resource Evaluation Report for existing trees which includes a condition analysis for trees to be removed. Refer to the included Arborist Assessment Report for evaluation of on-site trees.

10. Public Works - LUB Review - Pass

Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov

Comments:

HPB19-0341, Approved, (3-18-20)

General Notes for the permitting phase:

1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

2. A maintenance agreement will be required for the proposed landscaping in the public right of way prior to TCO approval.

3. NPDES Construction Generic Permit will be required during the Building Permitting phase if your area of development is greater than 1.0 acres.

4. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design.

5. Please show the total area of improvement on the site between the lots. (Sheet A1.00)

Submittal Intake

Version: 4

Date Received: 02/18/2020

Date Completed: 02/28/2020

11. HPB Zoning Review - Fail

Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: Comments issued on February 28.

1. Missing letter of intent.

2. Lot area and grade shall be indicated in survey.

3. Indicate finish floor of the lowest surface of the basement level.

4. The project does not comply with setbacks and open space required in the Oceanfront Overlay district. Provide calculations and setbacks that show compliance with these regulations. Refer to sheet L-205 for Landscape requirement calculations within the Oceanfront Overlay district.

5. Provide a diagram showing compliance with no more than 30% imperious surface within the area west of the Oceanfront Overlay to the limit of the required rear pedestal setback of the property.

These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project

12. HPB Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: February 28, 2020

Must upload exhibit B disclosure.

The following fees are outstanding (tentative) and will be invoiced by March 16th.

1. Advertisement - \$1,500

2. Board Order Recording - \$100

3. Posting - \$100

4. Courier - \$70

5. Mail Label Fee (\$4 per mailing label) \$ 1,092

Total Outstanding Balance = \$ 2,862

NOTE: All fees MUST BE PAID by March 18th or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than March 9th 12:00pm Final Paper submittal deadline:

•One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).

•One (1) original Letter of Intent.

•One (1) original set of architectural plans signed, sealed and dated.

•One (1) original signed, sealed and dated Survey.

- Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
 - Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
 - A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).
- NOTE: Please make sure you identify the final submittal by the file number -when dropping it.
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13. Fire Review - Not Reviewed

Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov

14. Building Dept – DRC Review - Not Reviewed	Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov
15. Urban Forestry Group Review - Pass Recommendation(s)	Omar Leon Ph: email: OmarLeon@miamibeachfl.gov
<p>Proposed will require a tree removal permit through Urban Forestry Division. T No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary. Refer to included Arborist Assessment Report for evaluation of on-site trees.</p> <p>Please Contact us at Urbanforestry@miamibeachfl.gov or 305-673-7722 if you have any questions.</p>	
16. Transportation - LUB Review - Pass	Firat Akcay Ph: email: Firatakay@miamibeachfl.gov
17. Environmental Review - Not Reviewed	Margarita Kruyff Ph: email: MargaritaKruyff@miamibeachfl.gov
18. Public Works - LUB Review - Fail Comments:	Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov
<p>HPB19-0341, Denied, (2-27-20)</p> <ol style="list-style-type: none"> 1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheets A2.02, & A3.02) A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles. 2. Please show the total area of improvement on the site between the lots. (Sheet A1.00) <p>General Notes for the permitting phase:</p> <ol style="list-style-type: none"> 1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall. 2. A maintenance agreement will be required for the proposed landscaping in the public right of way prior to TCO approval. 3. NPDES Construction Generic Permit will be required during the Building Permitting phase if your area of development is greater than 1.0 acres. 4. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design. <p>Comments: HPB19-0341, Denied, (2-27-20)</p> <ol style="list-style-type: none"> 1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheets A2.02, & A3.02) A. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles. 2. Please show the total area of improvement on the site between the lots. (Sheet A1.00) <p>General Notes for the permitting phase:</p> <ol style="list-style-type: none"> 1. All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall. 2. A maintenance agreement will be required for the proposed landscaping in the public right of way prior to TCO approval. 3. NPDES Construction Generic Permit will be required during the Building Permitting phase if your area of development is greater than 1.0 acres. 4. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design. 	
19. Planning Landscape Review - Fail	Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
<p>Comments: 1. Refer to Chapter 126 entitled Landscape Requirements and to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.</p> <ol style="list-style-type: none"> 2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the approved tree protection fence detail and CMB planting details. 3. Provide the Landscape Legend form permanently affixed to the landscape plans, in order to show compliance with the City of Miami Beach landscape requirements. <hr/> <ol style="list-style-type: none"> 1. Refer to the previous comments not addressed particularly, the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH). 2. Provide the condition column in the tree disposition plan list based on a tree evaluation report and determine the number of replacement trees required. 3. List and show how the replacement trees are being accommodated in the proposed planting plans. 4. Dune Preservation/Overlay Zone: Proposed understory shrubs and plants in this area cannot exceed 36 inches in height. This area shall be planted with species that do not need to be maintained / clipped periodically. <p>At a minimum, 50% of the rear yard along the rear property line needs to be transparent with plant material that would naturally not exceed 36" at maturity and would not require periodic pruning in order to maintain such height. View corridors shall be graphically identified and dimensioned on the landscape plans.</p> <hr/> <ol style="list-style-type: none"> 1. Refer to the previous comments not addressed. 	

2. Furthermore, refer to the Chapter 46 Tree Preservation and Protection code amended on October 16, 2019, in order to determine the number of mitigation/replacement trees required and how the replacement trees will be accommodated in the landscape plans.
3. Provide a Tree Resource Evaluation Report for existing trees which includes a condition analysis for trees to be removed.

20.

Comments: First submittal: February 17, 2020
 Comments issued: February 28, 2020
 Final submittal (CAP & Paper): March 9, 2020
 Notice to proceed issued: March 16, 2020
 Agenda finalized & all fees paid by: March 18, 2020

Tentative HPB meeting agenda date: May 12, 2020

SUBJECT: HPB19-0341, 1775 Collins Avenue.

1. APPLICATION

a. Provide a point by point narrative of the areas of the Raleigh Hotel that are being improved or restored that were not included in the prior approval.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Further clarify scope of work on cover page.
- b. The landscape plans show a transformer and possibly backflow preventer in the front yard of the Raleigh. Please clarify.
- c. The site wall on 18th Street was approved to be modified in the conditions of the order. Shown on plans the previously approved design or a new design but staff is not supportive of leaving the existing wall.
- d. Demonstrate how water retention on site will be equal to or better than a no basement option.
- e. Richmond Hotel rendering – the circles in the stone cladding are not in the rendering, the curved eyebrow appears too thick and the eyebrow extends to either side and tops the stone cladding.
- f. Sheet B2-A1.00, connect decorative vertical element to eyebrow per microfilm.
- g. The plans for the lobbies of the SS and Rich hotels are not complete. Provide complete interior elevations.
- h. Provide enlarged sections through the SS and Rich hotels.
- i. B2-A3.01 and B3-A3.01, level 3 is labeled roof plan and no roof plans have been provided.
- j. B1-A4.00, the leg of the R sign extends further down.
- k. Microfilm elevation comparison plans, portions of the elevations are repeated in the microfilm plans. Please cut out the repeated portions and stitch together to reflect the actual elevation drawing. Additionally, it is not clear what the middle diagram on these sheets is supposed to represent. Please clarify.
- l. Provide interior photos of the rear lobbies of the SS and Rich hotels.
- m. Please make sure the floor slab/roof demo is indicated in all the demo plans for the SS and Rich hotels.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff is not supportive of the large basement area unless a significant resiliency component is introduced ie...storm water storage.
- b. Staff is not supportive of the new basement areas below the remaining portions of the South Seas and Richmond Hotels.
- c. Staff recommends further development of the new rear elevations of the SS and Rich Hotels which may include introduction of more masonry or a design similar to the previous proposal.
- d. Staff recommends further development of the lobbies of the SS and Rich hotels to resolve awkwardness of the double height spaces. May introduce a mezzanine level, decorative ledge or other element to demarcate the original second floor level.
- e. Staff recommends further development of the new tower plans, including showing the balcony railings, doors, windows etc.

 File Naming

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Submittal Intake

Version: 3

Date Received: 12/12/2019

Date Completed: 12/16/2019

21. Urban Forestry Group Review - Not Reviewed

Manuel Sanchez Ph: email: ManuelSanchez@miamibeachfl.gov

Recommendation(s)

Proposed will require a tree removal permit through Urban Forestry Division. T
No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary.

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22. Fire Review - Not Reviewed Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov
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23. Environmental Review - Not Reviewed Yanira Pineda Ph: email: YaniraPineda@miamibeachfl.gov
-
24. Planning Landscape Review - Not Reviewed Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
Comments: 1. Refer to the previous comments not addressed.
2. Furthermore, refer to the Chapter 46 Tree Preservation and Protection code amended on October 16, 2019, in order to determine the number of mitigation/replacement trees required and how the replacement trees will be accommodated in the landscape plans.
3. Provide a Tree Resource Evaluation Report for existing trees which includes a condition analysis for trees to be removed.
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1. Refer to Chapter 126 entitled Landscape Requirements and to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.
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3. Provide the Landscape Legend form permanently affixed to the landscape plans, in order to show compliance with the City of Miami Beach landscape requirements.
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25. Transportation - LUB Review - Not Reviewed Firat Akcay Ph: email: Firatakay@miamibeachfl.gov
-
26. Public Works - LUB Review - Not Reviewed Otniel Rodriguez Ph: email: OtnielRodriguez@miamibeachfl.gov
-
27. HPB Admin Review - Not Reviewed Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov
Comments: Comments Issued: November 26, 2019
Must upload exhibit B disclosure.
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 - One (1) original Letter of Intent.
 - One (1) original set of architectural plans signed, sealed and dated.
 - One (1) original signed, sealed and dated Survey.
 - Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
 - Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
 - A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).
- NOTE: Please make sure you identify the final submittal by the file number -when dropping it.
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28. Building Dept – DRC Review - Not Reviewed Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov
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29. HPB Zoning Review - Not Reviewed Irina Villegas Ph: email: ivillegas@miamibeachfl.gov
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30. HPB Plan Review - Not Reviewed James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov
Comments: First submittal: November 18, 2019
Comments issued: November 27, 2019
- Final submittal (CAP & Paper): December 9, 2019
Notice to proceed issued: December 16, 2019
Agenda finalized & all fees paid by: December 18, 2019

Tentative HPB meeting agenda date: February 11, 2020

SUBJECT: HPB19-0341, 1751, 1757 & 1775 Collins Avenue.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. When printed on an 11x17 sheet, the scale of all plans is significantly undersized. All plans elevations sections should be at a

larger scale. All plans must be fully dimensioned.

- b. Plans should be building by building. For the existing buildings should be historical analysis/photos, existing, demo, proposed. For the new buildings tower and pavilion, proposed plans.
- c. There is a significant lack of any detail for the proposed tower buildings.
- d. A CUP will likely be required. Note in zoning legend.
- e. Provide a rendering of the pavilion building.
- f. Provide rendered elevations for the new rear elevations of the South Seas and Richmond hotels.
- g. Providing preliminary information about exploratory demolition of the South Shore and Richmond hotel westfacades.
- h. Provide an explanation of the façade demolition process. Provide notes on plans that every effort will be taken to retain and restore any significant original architectural details that may existing beneath the existing facades.
- i. Provide a proposed material samples page. Materials should be noted on elevations.
- j. Provide a preliminary engineering methodology for shoring and bracing.
- k. Provide a methodology/protection plan for the protection of the existing building during basement excavation.
- l. Provide larger scale sections of all basement areas which show grade elevation and the location of the ceiling.
- m. The plans do not clearly indicate the proposed demolition of the roof and floor structures of the South Seas and Richmond hotels in order to introduce open air mechanical areas.
- n. Clearly indicate on the site plan the location of all FPL transformers/vaults and backflow preventers.
- o. Landscaping plans shall be fully dimensioned including walkways.
- p. Per section 142-774, one promenade linkage is permitted within the Dune Preservation Overlay or a variance is required.
- q. The pool deck must comply with the 10' Oceanfront Overlay setback or a variance is required.
- r. Provide more information about the property wall along 18th Street.
- s. The northernmost portion of the 7th floor was a rooftop addition constructed in 1953. Please note on plans similarly to the 1990's additions.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. A full analysis and recommendations cannot be issued until the above-mentioned deficiencies are addressed.
- b. Staff is strongly opposed to the repurposing of the remaining portions of the upper levels of the South Seas and Richmond hotels as open air mechanical areas.
- c. Staff recommends that the view corridor between the Raleigh and Richmond Hotels be maintained and the new building not encroach into the view corridor.
- d. Sheet A2.12. Staff recommends removal of the portion of the Raleigh penthouse level that is in front of the tower in order to restore the historic signage and vertical lighting elements.
- e. The proposed basement plans shows a new basement underneath the remaining portions of the South Seas and Richmond Hotels. Staff has serious concerns relating to the excavation under the existing buildings and any adverse structural impacts to the Contributing structures. No information regarding the structural feasibility has been submitted. Staff preliminarily recommends that the basement be setback 25' from the existing buildings. This may be reevaluated after additional information is presented.
- f. Staff has some concern regarding the introduction of the subterranean structure which is contrary to the City's sea level rise and adaptation strategies. Staff may not be able to support such a large basement area without a significant resiliency component.
- g. Staff recommends providing perspective renderings of the new rear elevations of the South Shore and Richmond hotels.
- h. Staff recommends providing renderings of the South Shore and Richmond hotel lobbies.
- i. Staff recommends that the applicant explore ways to salvage and repurpose portions or all of the large parapet level signage of the South Shore and Richmond hotels.
- j. Staff recommends that the ground level windows along the north side to of the Raleigh Hotel be fully restored and not converted to kitchen venting.
- k. Staff recommends that the original lantern design at the Raleigh porch be reintroduced.

File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

Submittal Intake	Version: 2	Date Received: 11/19/2019	Date Completed: 11/27/2019
31. Public Works - LUB Review - Not Reviewed		Carey Osbourne Ph: email: CareyOsbourne@miamibeachfl.gov	
32. Fire Review - Not Reviewed		Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov	

Recommendation(s)

Proposed will require a tree removal permit through Urban Forestry Division. T
No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary.

Please Contact us at Urbanforestry@miamibeachfl.gov or 305-673-7722 if you have any questions.

Comments: First submittal: November 18, 2019

Comments issued: November 27, 2019

Final submittal (CAP & Paper): December 9, 2019

Notice to proceed issued: December 16, 2019

Agenda finalized & all fees paid by: December 18, 2019

Tentative HPB meeting agenda date: February 11, 2020

SUBJECT: HPB19-0341, 1751, 1757 & 1775 Collins Avenue.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. When printed on an 11x17 sheet, the scale of all plans is significantly undersized. All plans elevations sections should be at a larger scale. All plans must be fully dimensioned.
- b. Plans should be building by building. For the existing buildings should be historical analysis/photos, existing, demo, proposed. For the new buildings tower and pavilion, proposed plans.
- c. There is a significant lack of any detail for the proposed tower buildings.
- d. A CUP will likely be required. Note in zoning legend.
- e. Provide a rendering of the pavilion building.
- f. Provide rendered elevations for the new rear elevations of the South Seas and Richmond hotels.
- g. Providing preliminary information about exploratory demolition of the South Shore and Richmond hotel west facades.
- h. Provide an explanation of the façade demolition process. Provide notes on plans that every effort will be taken to retain and restore any significant original architectural details that may existing beneath the existing facades.
- i. Provide a proposed material samples page. Materials should be noted on elevations.
- j. Provide a preliminary engineering methodology for shoring and bracing.
- k. Provide a methodology/protection plan for the protection of the existing building during basement excavation.
- l. Provide larger scale sections of all basement areas which show grade elevation and the location of the ceiling.
- m. The plans do not clearly indicate the proposed demolition of the roof and floor structures of the South Seas and Richmond hotels in order to introduce open air mechanical areas.
- n. Clearly indicate on the site plan the location of all FPL transformers/vaults and backflow preventers.
- o. Landscaping plans shall be fully dimensioned including walkways.
- p. Per section 142-774, one promenade linkage is permitted within the Dune Preservation Overlay or a variance is required.
- q. The pool deck must comply with the 10' Oceanfront Overlay setback or a variance is required.
- r. Provide more information about the property wall along 18th Street.
- s. The northernmost portion of the 7th floor was a rooftop addition constructed in 1953. Please note on plans similarly to the 1990's additions.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. A full analysis and recommendations cannot be issued until the above-mentioned deficiencies are addressed.
- b. Staff is strongly opposed to the repurposing of the remaining portions of the upper levels of the South Seas and Richmond hotels as open air mechanical areas.
- c. Staff recommends that the view corridor between the Raleigh and Richmond Hotels be maintained and the new building not encroach into the view corridor.
- d. Sheet A2.12. Staff recommends removal of the portion of the Raleigh penthouse level that is in front of the tower in order to restore the historic signage and vertical lighting elements.
- e. The proposed basement plans shows a new basement underneath the remaining portions of the South Seas and Richmond Hotels. Staff has serious concerns relating to the excavation under the existing buildings and any adverse structural impacts to the Contributing structures. No information regarding the structural feasibility has been submitted. Staff preliminarily recommends that the basement be setback 25' from the existing buildings. This may be reevaluated after additional information is presented.
- f. Staff has some concern regarding the introduction of the subterranean structure which is contrary to the City's sea level rise and adaptation strategies. Staff may not be able to support such a large basement area without a significant resiliency component.
- g. Staff recommends providing perspective renderings of the new rear elevations of the South Shore and Richmond hotels.
- h. Staff recommends providing renderings of the South Shore and Richmond hotel lobbies.
- i. Staff recommends that the applicant explore ways to salvage and repurpose portions or all of the large parapet level signage of the South Shore and Richmond hotels.
- j. Staff recommends that the ground level windows along the north side to of the Raleigh Hotel be fully restored and not converted to kitchen venting.
- k. Staff recommends that the original lantern design at the Raleigh porch be reintroduced.

File Naming

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clearly identifies the file.

Document Name Description
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Checklist Pre-application Checklist
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BTR Copies of Previous Business Tax Receipts
Survey Recent Signed and Sealed Survey
Plans Architectural Plans and Exhibits
Landscape Landscaping Plans and Exhibits
HRRHistoric Resources Report
Microfilm Building Card and Microfilm
Traffic Traffic Study
Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

37. Transportation - LUB Review - Not Reviewed

Firat Akcay Ph: email: Firatakay@miamibeachfl.gov

38. HPB Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: November 26, 2019
Must upload exhibit B disclosure.

The following fees are outstanding (tentative) and will be invoiced by December 16th.

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 1,092

Total Outstanding Balance = \$ 2,862

NOTE: All fees MUST BE PAID by December 18th or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than December 9th 12:00pm Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

39. Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Comments: 1. Refer to the previous comments not addressed.

2. Furthermore, refer to the Chapter 46 Tree Preservation and Protection code amended on October 16, 2019, in order to determine the number of mitigation/replacement trees required and how the replacement trees will be accommodated in the landscape plans.
3. Provide a Tree Resource Evaluation Report for existing trees which includes a condition analysis for trees to be removed.

1. Refer to Chapter 126 entitled Landscape Requirements and to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.
2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the approved tree protection fence detail and CMB planting details.
3. Provide the Landscape Legend form permanently affixed to the landscape plans, in order to show compliance with the City of Miami Beach landscape requirements.

Submittal Intake

Version: 1

Date Received: 11/04/2019

Date Completed: 11/12/2019

40. Public Works - LUB Review - Not Reviewed

Carey Osbourne Ph: email: CareyOsbourne@miamibeachfl.gov

41. Building Dept – DRC Review - Not Reviewed

Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov

42. Transportation - LUB Review - Not Reviewed

Josiel Ferrer Ph: email: JosielFerrer@miamibeachfl.gov

43. Fire Review - Not Reviewed

Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov

44. Environmental Review - Not Reviewed

Elizabeth Wheaton Ph: email: elizabethwheaton@miamibeachfl.gov

45. Urban Forestry Group Review - Pass

Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Comments:

Proposed will require a tree removal permit through Urban Forestry Division. T
No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary.

Please Contact us at Urbanforestry@miamibeachfl.gov or 305-673-7722 if you have any questions.

Recommendation(s)

Proposed will require a tree removal permit through Urban Forestry Division. T
No tree work permit shall be issued for removal of a specimen tree (Trees with a DBH of 12" or greater) without a written evaluation by an ISA certified arborist and or ASCA registered consulting arborist, in good standing, stating reason(s) that the removal is necessary.

Please Contact us at Urbanforestry@miamibeachfl.gov or 305-673-7722 if you have any questions.

46. HPB Plan Review - Fail

Deborah Tackett Ph: email: DeborahTackett@miamibeachfl.gov

- Comments:
1. Updates, property survey(s) will be required for first submittal.
 2. All Elevations, Floor Plans (including FAR diagrams, etc) shall be provided at a larger scale when printed on 11 by 17 for first submittal. A full review and analysis can only be done when detailed revised plans are submitted. (All plans shall clearly identify areas including the basement, etc. that are already permitted and/or constructed and any changes to the permitted plans should be noted).
 3. Additional details shall be provided regarding the restoration of the 3 Contributing portions, including details (plans, elevation (existing demo proposed) for the public interior spaces.
 4. Additional, larger scale plans for the façade restorations of Richmond and South Seas shall be provided.
 5. Renderings from multiple vantage points will be required.
 6. A preliminary structural methodology will be required for the work proposed for the Richmond and South Seas.
 7. Additional information showing how the project compiles with the regulations for the oceanfront (Sec. 142-802) and dune (142-774,5) shall be submitted for first submittal.
 8. Additional information regarding hardscape materials shall be submitted for first submittal.
- The above is not a comprehensive list of comments, additional comments will be issued at the time of first submittal review.

47. Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

- Comments:
1. Refer to Chapter 126 entitled Landscape Requirements and to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district.
 2. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the approved tree protection fence detail and CMB planting details.
 3. Provide the Landscape Legend form permanently affixed to the landscape plans, in order to show compliance with the City of Miami Beach landscape requirements.

48. HPB Admin Review - Not Reviewed

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov
