
Response Narrative

PROJECT: 1801 Collins Avenue, Miami Beach, FL.

DATE: February 8, 2021 – Final Submittal

RE: HPB20-0443

HPB Plan Review

Zoning Comments

- 1. Update survey to show elevations of the Dune within the property. Although it appears that the proposed structures comply with the maximum elevation required, in order to approve the project at the time of the building permit, the elevations would have to be verified.**

Response: Survey has been updated to provide elevations of the Dune. To the extent additional elevations are required to determine height, the applicant will provide such elevations. The height of all structure shall be verified prior to approval at the time of the building permit.

- 2. Structures, such as cabanas, decks, on the Dune Overlay district shall be setback a minimum of 10'-0" See section 142-775(b). the cabanas do not comply. Clearly indicate that all structures, walkways, deck in the Dune Overlay are constructed of wood. Mobile bar cart appears to be of metal. This structure is not permitted in the Dune Overlay.**

Response: The east pool area has been redesigned to provide two day bed/shade structures in the Dune Overlay spaced a minimum of ten feet (10') apart. All structures in the Dune Overlay shall be made of wood, including the proposed bar and cabanas.

- 3. Day beds/cabanas proposed with aluminum structure are not permitted on the Dune Overlay district.**

Response: All structures in the Dune Overlay shall be made of wood. The Applicant will provide detailed plans on proposed wood shade structures at the time of the building permit or utilize traditional chaise lounges/beach furniture.

- 4. Indicate elevations (in NGVD or NAVD) of decks, walkways pool deck on the Oceanfront and Dune Overlay district. Plans and section details shall indicate elevation points.**

Response: Elevations of decks, walkways, pool deck in Overlay Districts have been added to Sheet L212.

5. **Revise letter of intent. There is an existing non-conforming sum of the side setbacks that include the existing spiral stair at zero setback, therefore, the variance for the sum of the side setbacks is not required as there is no reduction on the existing sum of the side setbacks.**

Response: Letter of intent has been revised to identify existing legal nonconforming sum of side yard setback and remove variance request based on existing 0' setback of spiral staircase and nonconforming interior side yard setback.

6. **Variance # 4 indicates that the proposed impervious space is 46% , but page L-004 indicates that impervious space is 60%. This variance applies only to the area noted as 'remaining rear yard area', not to the entire rear yard. Revise page L-VAR and letter of intent.**

Response: Variance No. 4 and the letter of intent have been revised to reflect the "remaining rear yard" open space, which is the portion of the required rear yard west of the limits of the Oceanfront Overlay. In the remaining rear yard area the hardscape coverage is 60%.

7. **Page L001 is not consistent with page L-004, L-212, Fire pit details shall be provided, all structures in the Dune Overlay shall be constructed of wood materials, mobile bar cart cannot be visible from the right of way. Mobile bar cart location cannot be considered as open space and shall be setback 15'-0" from the side property line. Mobile bar cart shall be of wood materials.**

Response: The locations of all features have been clarified to be consistent across all sheets. See Sheet L212 for labeling and L200 for materials. The proposed bar and fire pit have been included in hardscape calculations on sheet L004. All structures proposed in the Dune Overlay shall be made of wood materials. The fire pit shall consist of a sand base where the fire pit furniture will be placed. Although made of sand, the fire pit area has been included in hardscape calculations.

8. **Since the project already exceeds the maximum FAR, the bar structure would have to be designed in a manner that it wouldn't count in FAR.**

Response: The proposed bar shall be made of wood materials, and shall not be enclosed or consist of any form of sheltering space. The final design of the bar shall be coordinated with staff to ensure it does not count towards FAR and is made of materials that are permitted in the Dune Overlay.

1. DEFICIENCIES IN PRESENTATION

- a. **Provide enlarged demo/existing and proposed interior elevations and sections for the lobby spaces.**

Response: Noted. Elevation/Sections added to sheets 95 & 96.

- b. **Is the structure of the canopy proposed to be clad? Will the canopy incorporate lighting/fans etc?**

Response: Primary canopy structure will be clad in light gage aluminum. Lighting and fans will also be incorporated within the final design.

- c. **Provide photorealistic three-dimensional interior renderings**

Response: Noted. Renderings are shown on sheets 92-94.

d. Provide proposed finishes/materials sheet

Response: Noted. Refer to sheet 103 for proposed finishes.

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends further development of the design of the south wall. It may helpful to provide diagrams demonstrating how this design relates to the historic design. Staff does not find the currently proposed design particularly inspired. Staff recommends exploration of ways to incorporate more of the original wall design.

Response: We are providing diagrams that show how we have integrated two separate design features found in the original Morris Lapidus design for the South façade into one. The Lapidus design included 5 vertical glazed panels clustered together adjacent to 6 "V" shaped solid panels, forming an accordion façade. When the ground level lobby townhomes were added the accordion façade was extended across the portion of the original design, eliminating the 5 glazed panels. Our concept is to bring back the glazed panels by integrating the original design of the 5 glazed panels with the "V" shaped accordion façade. The end result is a glazed accordion façade that is consistent with the original design while adding glazing that augments the aesthetic from the exterior and improves natural light penetration into the lobby.

b. Staff recommends further development of the design for the retractable canopy system including the introduction of housing on the sides of the upper portion to obscure the beams and motors from view especially from 18th Street.

Response: Due to the height and distance of the drive beams, the motors will not be visible from 18th street. However if after final location study they are found to be in view a light gauge aluminum housing unit will be designed in order to conceal the motor.