



8th of March, 2021

PLAN CORRECTIONS REPORT HPB20-0444

Historic Preservation Board

Project: BANCROFT EXECUTIVE OFFICE SUITES BUILDING RESTORATION
1501 Collins Ave Miami Beach, FL 33139

1. HPB Zoning Review

Comments issued on February 12th, 2021

1. Page A2.01A, A2.01B. Identify and label all enclosed spaces. Parking dimensions and clearances are non-conforming.

Response: All parking is existing and were originally permitted with those dimensions. See pdf showing original Michael Graves plans with parking widths.

2. Provide existing and proposed parking layout with dimensions. Unless demonstrated with an approved building permit, any parking area showing non-conformance would require variances.

Response: See attached from the building permit set.

3. Bicycle parking cannot be located in a side yard exceeding 25% of the side yard.

Response: Bicycle parking was relocated to front along Collins Avenue

4. Unless approved by Michael Belush or Tom Mooney, the areas previously excepted from FAR cannot be converted into spaces that count in FAR. As the building already exceeds the maximum FAR allowed, additional FAR cannot be added to the property.

Response: Noted. The plans show the areas that were counted as floor area in the 1990s revisions to the building.

2. Public Works - LUB Review - Pass

3. Planning Landscape Review

Comments issued on February 12th, 2021

1. 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>

Response: understood

2. Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6” or greater in private property and 3” DBH or greater in the public ROW

Response: see attached tree survey

4. Transportation - LUB Review – Pass

5. HPB Plan Review

Comments issued on February 12th, 2021

I. ZONING

a. As discussed during the February 4 and February 11 virtual meetings w, per the recently adopted Ordinance No. 2020-4383, floor plates can only be reintroduced within the original 1939 Bancroft Hotel portion of the building; the introduction of floor slabs within the addition cannot be requested and must be removed from the plans as the development site is over FAR.

Response: Noted.

b. Per the Planning Director, the non-FAR rooftop mechanical room cannot be converted back to FAR.

Response: As noted above, we have shown the areas that were counted as floor area in the last major pre-downzoning application.

12. PLANNING LANDSCAPE REVIEW

Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6” DBH or greater from private property and any non-invasive trees with a 3” DBH or greater from public property would require a Tree Removal Permit from the City of Miami Beach Urban Forestry Division. Plan should address tree mitigation requirements as prescribed by code.

RESPONSE: Please note that an Existing Tree Survey + Disposition Plan and Tree Mitigation summary has been provided in accordance to Ch. 46. Please see Sheet L3.00 + L3.01 for additional information.

Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6” or greater in private property and 3” DBH or greater in the public ROW

RESPONSE: Please note that an updated Tree Survey prepared by J.Hernandez & Associates Inc. dated 02.03.21 has been provided. Please see Sheet L3.00 + L3.01 for additional information.

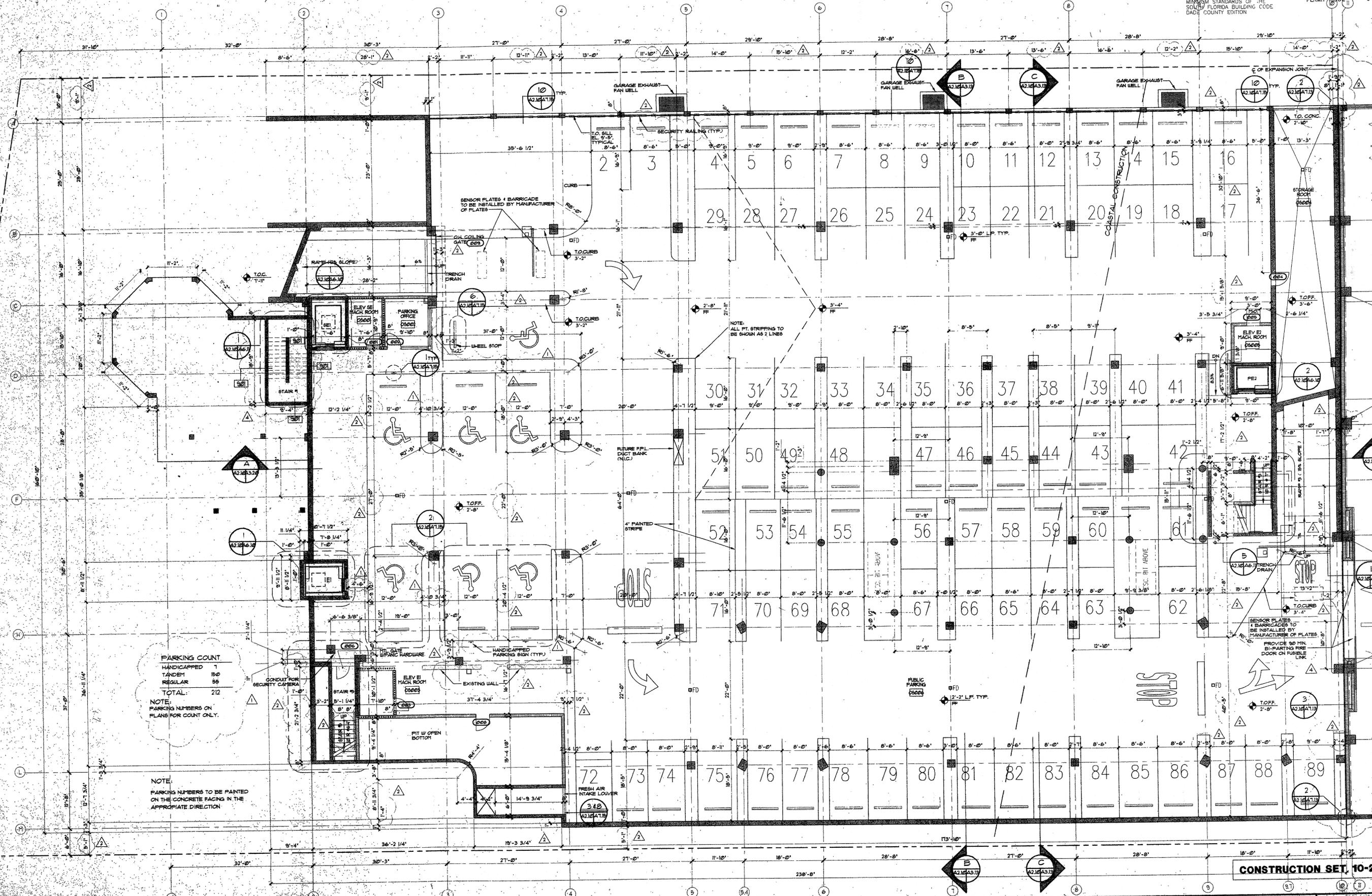
Provide a written response to comments.

RESPONSE: Please note that a written response has been provided.

Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. 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>

RESPONSE: Please note that a Landscape has been provided prepared by Christopher Cawley Landscape Architecture Florida LA 6666786. Please note that the project is located within the Art Deco Historic District where an existing building is being restored; and there are limited areas for landscape available. As a result, it is difficult to meet CMB minimum code requirements with this project. Please note that a CMB Landscape Legend has been provided. Please see Sheet L0.00 for additional information.



PARKING COUNT
 HANDICAPPED 7
 TANDEM 150
 REGULAR 55
TOTAL: 212
 NOTE: PARKING NUMBERS ON PLANS FOR COUNT ONLY.

NOTE: PARKING NUMBERS TO BE PAINTED ON THE CONCRETE FACING IN THE APPROPRIATE DIRECTION

CONSTRUCTION SET, 10-25-96

<p>MECHANICAL ENGINEER STEVEN FELLER, P.E. INC. 2771 WEST OAKLAND PARK BLVD. SUITE 318, OAKLAND PARK, FL 33311 PHONE: (305) 232-7400 FAX: (305) 733-0041</p>	<p>STRUCTURAL ENGINEERS DESIMONE, CHAPLIN, DOBRYN AND ASSOCIATES 20 WATERSIDE PLAZA, NEW YORK, NY 10019 PHONE: (212) 532-2211 FAX: (212) 481-6108</p>	<p>ASSOCIATE ARCHITECT ROBERT SWEDROJ, ARCHITECTS & PLANNERS 1111 LINCOLN ROAD, MIAMI BEACH, FL 33139 PHONE: (305) 673-6002 FAX: (305) 674-3126 NR 0003594</p>	<p>ARCHITECT MICHAEL GRAVES ARCHITECT 341 NASSAU STREET, PRINCETON, NJ 08540 PHONE: (609) 924-8169 FAX: (609) 924-1700</p>	<p>DEVELOPER CONSTRUCTA INC. 2685 S. BAYSHORE DRIVE, SUITE 302, COCONUT GROVE, FL 33133 PHONE: (305) 855-7749 FAX: (305) 858-7579</p>	<p>OWNER JEFFERSON PLAZA, LTD. 2685 S. BAYSHORE DRIVE, SUITE 302, COCONUT GROVE, FL 33133 PHONE: (305) 855-7749 FAX: (305) 858-7579</p>	<p>OCEAN STEPS MIAMI BEACH, FLORIDA</p>		<p>NO. REVISION/DESCRIPTION DATE 4 BLDG DEPT REQUEST CHANG 8-7-96 MGA COMMENTS 10-21-96</p>	<p>DRAWING TITLE BASEMENT FLOOR PLAN DATE: 8-7-96 SCALE: 1/8" = 1'-0" JOB NO.: 9602-00 DRAWN BY: CHECKED BY: DESIGN NO.:</p>	<p>KEY PLAN</p>	<p>A2.10</p>
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