



25th of January, 2021

PLAN CORRECTIONS REPORT (PB20-0416)

Planning Department

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

I. Planning Department Review

Comments issued on January 15th, 2021

1. Fees: NIE fee will be added to this application.

Response: Understood

2. Application: Provide correct file number

Response: correct file number will be provided in new application

3. Application: include NIE with no entertainment on the scope

Response: It has been corrected on the front cover

4. Zoning Data: provide off-street loading calculations per Sec 130-101, required and proposed.

Response: Refer to sheet A0.01 Index&Data for loading calculations

5. Zoning Data and chart: please adjust text, it is not legible.

Response: Refer to revised sheet A0.01 Index&Data

6. Shared driveway: The driveway should reflect the layout configuration and operations per PB 17-0108 f/k/a PB 2032, 1545 Collins Ave - Royal Palm, the applicant shall acknowledge any operational characteristics from this board order in the operational plan, the condominium on the east and the hotel on the north shall agree with the proposed loading/deliveries operations and driveway management. Please reach out to the parties that share this driveway.

Response: The applicant will ensure the proper operation of the shared private alley that also serves both 1500 Collins and the adjacent Royal Palm Hotel site and will coordinate with the neighboring owners. There is adequate room within the existing building to allow for loading to be completely within the structure.

7. Drawings quality and accuracy: in general, there are lines or layers that should not be present, line weights are confusing, some of the doors appears to be inside walls, some spaces

don't have doors (bar at level 5), please revise the whole set for accuracy and legibility, some of the spaces are empty rooms with no labels, or insufficient lay out, (bathrooms), all of this makes the review difficult for staff, please revise.

Response: All drawings have been reviewed for accuracy and clarity

8. Provide on a separate plan the closest loading zone to the property

Response: See sheets A0.02 and A1.00 showing surrounding site loading locations

9. Parking Floor plan A2.01: provide parking dimensions, number each space, identify tandem spaces and provide labels, Color code for valet parking only and self-parking. Identify/label parking area for this project and the area east of the property line, identify ownership, revise drawing accuracy, (some columns, lines appear in the middle of parking spaces).

Response: Refer to sheets A1.01A, A1.01B, A2.01A and A2.01B for parking garage plan showing numbered spaces

10. A2.01: provide total of parking spaces

Response: Refer to sheet A2.01 for parking garage plan showing numbered and identified parking spaces

11. Site Plan/Ground Floor plan: Loading: Provide spaces dimensions.

Response: See sheets A0.02 and A1.00 showing surrounding site loading locations

12. Site Plan/Ground Floor plan: Provide the location of the Backflow preventer.

Response: Refer to sheet A2.01 for noted location of the Backflow preventer.

13. Plans: provide setbacks

Response: All plans show required setbacks

14. Section drawings: Roof Plan: the proposed cabanas should be open structures, trellis type, as proposed they are not an allowable height exception, please revise. Section A4.00 shall show the cabanas height and detail

Response: Sections and elevations show cabanas with a clearance of 8'-0", sheet a4.00 shows cabana type to be used

15. A4.00 section at level 5 (roof) is inaccurate, it is showing doors that are not on the floor plan.

Response: All sections have been revised and reviewed for accuracy

16. Provide a roof plan showing how the cabanas are going to be covered.

Response: the cabanas will be “furniture-like” pieces that have retractable canvas roofs or retractable trellis roofs.

17. Provide a section North to South direction going thru the roof top swimming pool (provide height of all elements around roof deck area).

Response: See sheet A4.01 Proposed BUILDING SECTION with longitudinal section showing the proposed pool

18. Planters cannot exceed 3'-0" above the main roof line. Provide a section detail showing compliance.

Response: See sheet A2.06 PROPOSED ROOF LEVEL. No individual planter on this level exceeds 3'-0" in height, plants shown are potted.

19. All sections should be marked on all floorplans.

Response: All plans have been revised to show section and elevation callouts

20. the total amount of seats and occupancy load for the proposed areas are required. Ground floor restaurants:

Response: See revised A2.02 LEVEL 1 PROPOSED for seat count chart and calculation.

A. Provide separate floorplans for each of the four restaurants, make them bigger and show a complete layout of each venue with all spaces labeled (bar, kitchen, bath, BOH, office etc.).

A. Refer to new sheets:

A2.10 LEVEL 1 PROPOSED – ENLARGED RESTAURANT VENUE 1 FLOOR PLAN

A2.11A LEVEL 1 PROPOSED - ENLARGED RESTAURANT VENUE 2 FLOOR PLAN

A2.11B LEVEL 1 PROPOSED - ENLARGED RESTAURANT VENUE 2 FLOOR PLAN

A2.12 LEVEL 1 PROPOSED - ENLARGED CAFE VENUE AND SUSHI BAR FLOOR PLAN

A2.13 LEVEL 3 PROPOSED - ENLARGED TERRACE LEVEL

A2.14 LEVEL 5 PROPOSED - ENLARGED ROOF LEVEL PLAN

B. Interior and exterior seating areas: number and label each seat individually,

B. See A2.02 LEVEL 1 PROPOSED for seat count chart and calculation.

C. Provide occupancy loads (subtotals and total for each restaurant space).

C. Refer to sheets A5.05, 06, 07, 08, 09 and 10 for occupancy loads

D. All this information should be also A0.01

D. See sheet A0.01

E. Include this info on chart located on page A0.01.

E. See sheet A0.01

21. Some of the information, name of the spaces, number of seats, occ load are not coordinating with floor plans, operational plan, zoning data, charts and LOI, please revise.

Response: See revised LOI, floor plans, operational plan and charts

22. If this information is not complete the application will be continued to a future date until all the information is provided, staff cannot provide analysis and recommendations without this.

Response: Understood

23. Upper roof terraces: number and label each seat individually, provide subtotals/total and coordinate info with zoning data and all other documentation.

Response: Refer to sheets A2.04 and A2.06 for numbered seating and seating charts

24. Per LOI and operational plan, no entertainment is proposed and only background outdoor music will be allowed.

Response: Understood. See revised LOI,

25. Security and access: Courtyard stairwell on the west side shall have a door to prevent the general public access to the upper floors and roof terrace

Response: See revised A2.02 LEVEL 1 PROPOSED showing door at the Courtyard stairwell on the west side

26. Provide a preliminary speaker location for the ground floor and roof terrace.

Response: See revised A2.02 LEVEL 1 PROPOSED showing speaker locations

27. Please provide a narrative response to these comments.

Please provide the above information for Final submittal (CSS and Paper) by January 25, 2021 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'. Due to the changing conditions resulting from COVID-19, please be advised that applications / items may be moved to a future available agenda. Should your application / item be affected, you will be notified via e-mail. 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 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. Staff will review this Final submission and issue a notice to proceed on February 2, 2021. The final fees will be due by February 4, 2021. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Response: Understood.