



Historic Preservation Board Modification: Final Submittal HPB21-0478

7 September 2021

601-685 Washington Avenue
Miami Beach, FL

SCOPE OF WORK

Modification of HPB File No. 7632 and HPB17-0159 to install a sound barrier parapet wall along the north and west boundary of the outdoor pool deck.

dreamscape

New York / Los Angeles / Miami / Las Vegas / San Francisco

Narrative of Revisions
September 7, 2021

Members of the Miami Beach Historic Planning Board;

Dreamscape Companies and our ownership and operating partners are requesting to extend our existing 3rd level parapet wall with special sound dampening materials and landscaping in order to create both a barrier and an absorptive surface in order to mitigate the effect on the surrounding community of sound generated on the pool deck of the goodtime hotel during permitted entertainment use. We propose extending the existing Raymond Jungles designed podium landscaping so as to unify the new extension with existing conditions.

1. DEFICIENCIES IN PRESENTATION

- a. Provide enlarged existing and proposed plans for the pool deck area.
Please find existing and proposed pool deck plans on drawings A-101 (Page 9) and A-102 (Page 10) respectively.
- b. Provide detailed existing and proposed section drawings for the proposed sound barrier. Show how the barrier will be attached. Will the existing guardrail be removed?
Please find existing parapet on drawing A-301 (Page 15) and the parapet extension sound wall on drawing A-302 (Page 16). Drawing A-401 (Page 17) shows the details of how the sound wall will be attached to the existing parapet wall.
- c. Staff is very concerned with regard to the viability of the landscaping proposed for the vertical barrier as no landscaping information has been submitted. Provide proposed landscaping plans including details of how the landscaping will be attached to the sound barrier.
Raymond Jungles has provided landscape drawings LP.202 (Page 19) and LH.510 (Page 20), as well as a narrative addressing specific questions. The landscaping will be a combination of the existing vines and new infill vines growing up an extension of the existing Jacobs Wire trellis.
- d. Provide realistic renderings.
Existing condition (Page 21) and proposed (Page 22) landscape renderings provided.
- e. Provide current color photographs of the entire pool deck area.
Pool deck photographs provided (See Exhibit).
- f. Provide a narrative by the landscaping architect indicating how long it will likely take for the landscaping to cover the wall.
Please see narrative provide by Raymond Jungles (Page 2).

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the applicant explore setting back and/or reducing the height so that it is out of the line of sight when viewed from across Washington Avenue.
Setting the sound barrier further back from the street is not feasible due to the mechanics of attachment to the existing structure.

Narrative of Revisions

PROJECT: 601 Washington Ave.
Prepared for: City of Miami Beach

Date: September 3, 2021
Purpose: Responses to HPB

Note:
The revised drawings are being submitted in response to comments received from The City of Miami Beach Historic Preservation Board. The responses below reflect revisions or clarifications in response to the comments received.
All changes described below are based upon the Drawings prepared by Raymond Jungles, Inc.

Comment	
#1	Clarify scope of landscape and irrigation system work within the proposed work areas.
Response / Revision Narrative	
Plant quantities and locations are shown on the Understory Planting Plan and Plant List, please refer to LP.202. There are (70) new <i>Trachelospermum jasminoides</i> and (15) new <i>Allamanda cathartica</i> . There is no new irrigation proposed. Irrigation can be repaired if needed. Existing landscape must be unharmed during the installation of new landscape.	
Comment	
#2	Show how existing landscaping to remain will be protected within close proximity of the proposed work areas.
Response / Revision Narrative	
The new vines will be planted in the open gaps next to existing vines. No additional vine protection is needed.	
Comment	
#3	Provide a narrative by the landscaping architect indicating how long it will likely take for the landscaping to cover the wall.
Response / Revision Narrative	
Under the optimum growing conditions, the vines can grow up the new wall in about 6 months.	
END	

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	601 Washington Avenue		
2	Board and file numbers :			
3	Folio number(s):	02-4203-004-0870,0860,0840,0850,0830,0820,0810		
4	Year constructed:		Zoning District / Over	CD-2 Washington Ave Development Regs
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	6.0' NGVD
6	Lot Area:	68,770 s.f.	Lot Depth:	130'
7	Lot width:	544.17		
8	Minimum Unit Size	175 s.f.	Average Unit Size:	191 s.f.
9	Existing use:	Retail	Proposed use:	Retail & Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75	17 (Varies)	75'	
11	Number of Stories:	7	1 & 2	7	
12	FAR: 2.0	137,540		137,136.06	
13	Gross square footage:			143,479.40	
14	Square Footage by use:	N/A		Hotel: 98,426.40 SF Retail: 45,053 SF	
15	Number of units Residential:	N/A	0	0	
16	Number of units Hotel:	N/A	0	269	
17	Number of seats:	N/A		SEE TABLE ATTACHED	
18	Occupancy load:	N/A		SEE TABLE ATTACHED	
19	Density (per Comprehensive Plan):			N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:		N/A		
20	Front Setback:	0'	N/A	10'8	
21	Side Setback: Facing 7th Street	0'	N/A	231'-3" (NORTH)	
22	Side Setback: Facing 6th Street	0'	N/A	186'-3" (SOUTH)	
23	Side Setback facing street:	0'	N/A		
24	Rear Setback:	0'	N/A	2'-0"	
	At Grade Parking:				
25	Front Setback:		N/A		
26	Side Setback:	0	N/A		
27	Side Setback:	0	N/A		
28	Side Setback facing street:	0	N/A		
29	Rear Setback:	0	N/A		
	Pedestal:				
30	Front Setback:	0	0 / 2.25'	0'-0"	
31	Side Setback: Facing 7th Street	0	0	0'	
32	Side Setback: Facing 6th Street	0	0 / 4'-8" / (South)	0'-0"	
33	Side Setback facing street:	0		0'	
34	Rear Setback:	0	0	0'	
34.1	Front Setback above ground up to 35':	10'	0	10'-8"	
	Side Setback: Facing 7th Street	0		10'	
	Side Setback: Facing 6th Street	0		11'	
	Tower:				
35	Front Setback:	10' / 30'	N/A	Tower: 39'-9"	
36	Side Setback:		N/A	N/A	
37	Side Setback: Facing 7th Street	16% L.W. / 20'	N/A	South: 20'-1" North: 228'-10"	

38	Side Setback: Facing 6th Street	16% L.W. / 20'	N/A	16'-2"	variance required
39	Rear Setback:	Tower: 10% of L.D. = 13' Parking: 0'	0 (Varies)	BOH @ Pool Deck = 5'-8" Tower: 8'-6" Parking: 0'	variance approved

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1 & 7	0		
41	Total number of parking spaces:		0	356	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):		0	SEE TABLE ATTACHED	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		0	256 - All parking on level 2	
44	Parking Space Dimensions:			8.5' X 16'	
45	Parking Space configuration (45°,60°,90°,Parallel):			90°	
46	ADA Spaces:	6 / (with 1 Van)		(1 van)	
47	Tandem Spaces:			164	variance required
48	Drive aisle width:		22'	22'	
49	Valet drop off and pick up:		N/A	SEE SITE PLAN	
50	Loading spaces:	4 (Retail) + 4(Hotel)		8	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and Number of racks:	10(Retail) + 32(Hotel)		42	
53	Long-Term Bicycle Parking, location and Number of racks:	10(Retial) + 3(Hotel)		13	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant, Bar	
55	Number of seats located outside on private property:			1079	
56	Number of seats inside:			105	
57	Total number of seats:			1184	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	

61	Proposed hours of operation:	SEE BUSINESS OPERATIONS PLAN			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	YES			
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	YES			
64	Is this a contributing building?:	Yes			
65	Located within a Local Historic District?:	Yes			

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above



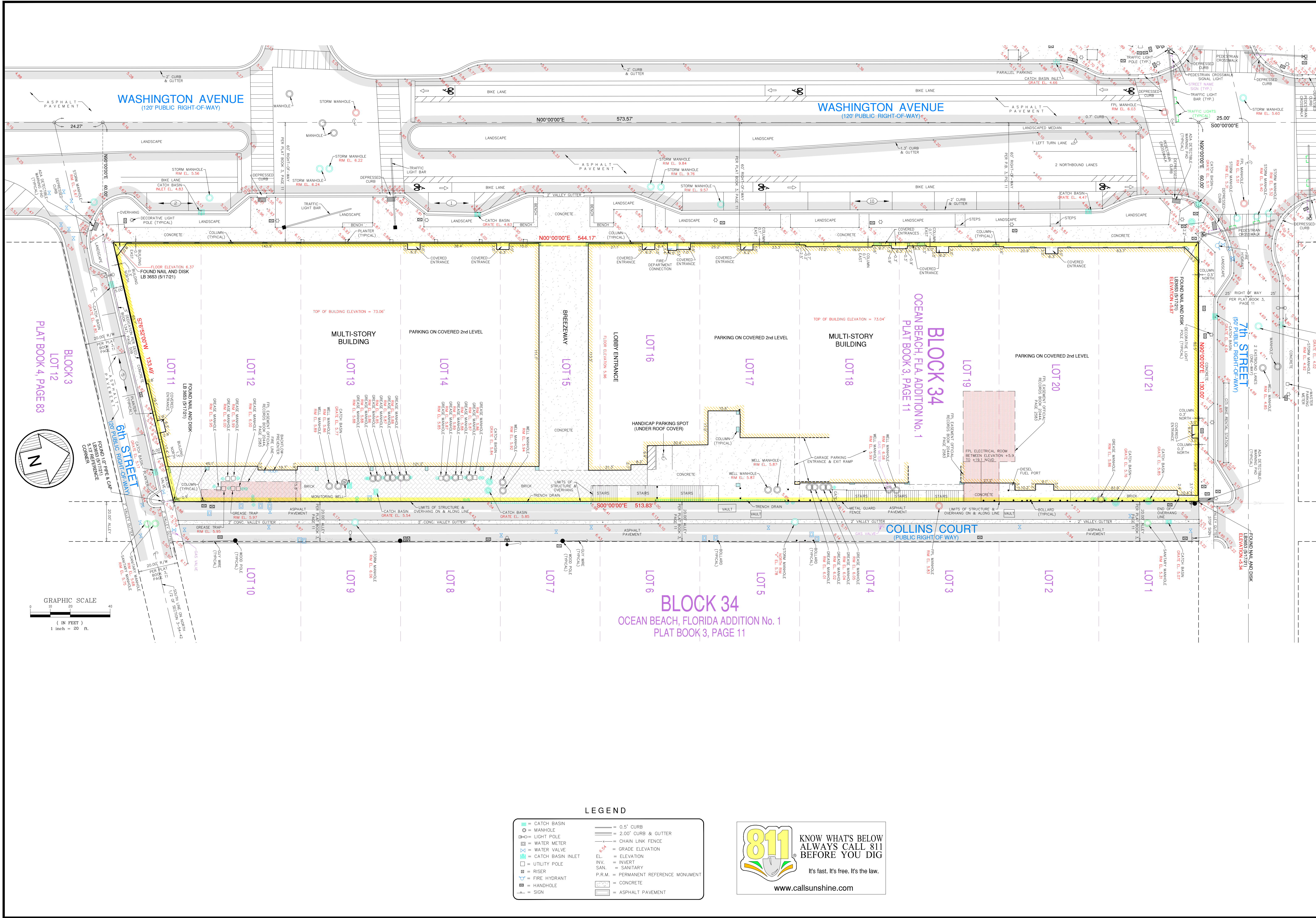


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Miami Beach, FL

Site Aerial Closeup

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Original Date

10/30/20

Scale

1" = 20'

Drawn By

DWF / DJR

CAD No.

071035

Plotted

6/4/21 10:07a

Ref. Dwg.

2007-115

Field Book

648-34 & F.S. - TMC

Job No.

200953

Dwg. No.

2020-112-NGVD

Sheet

1 of 1

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Sheet

1 of 1

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No.	Revision Description	O.N.
1	UPDATE SURVEY (5/17/21) - SID	KTF
2	AMEND PER CLIENT'S COMMENTS (6/30/21)	KTF

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fsurvey.com

ALTANSPPS LAND TITLE SURVEY
601 WASHINGTON AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

LEGEND

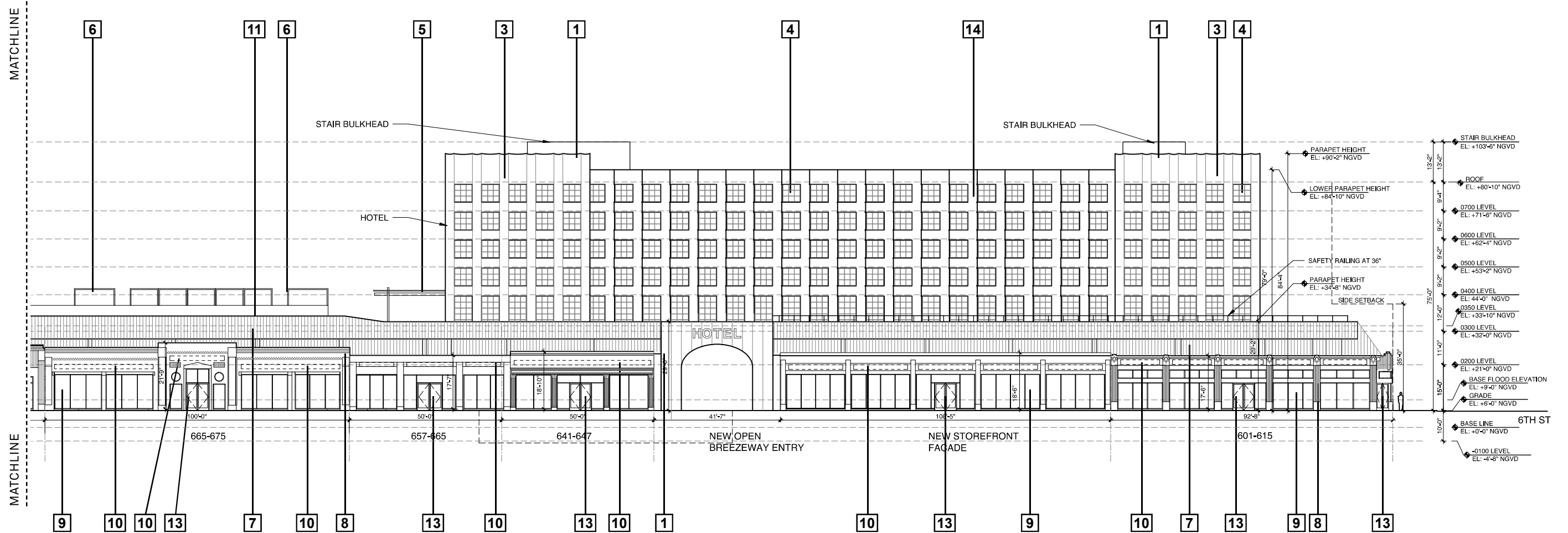
	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		ELEVATION
	CATCH BASIN INLET		INV.
	UTILITY POLE		SAN.
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		

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ALWAYS CALL 811
BEFORE YOU DIG

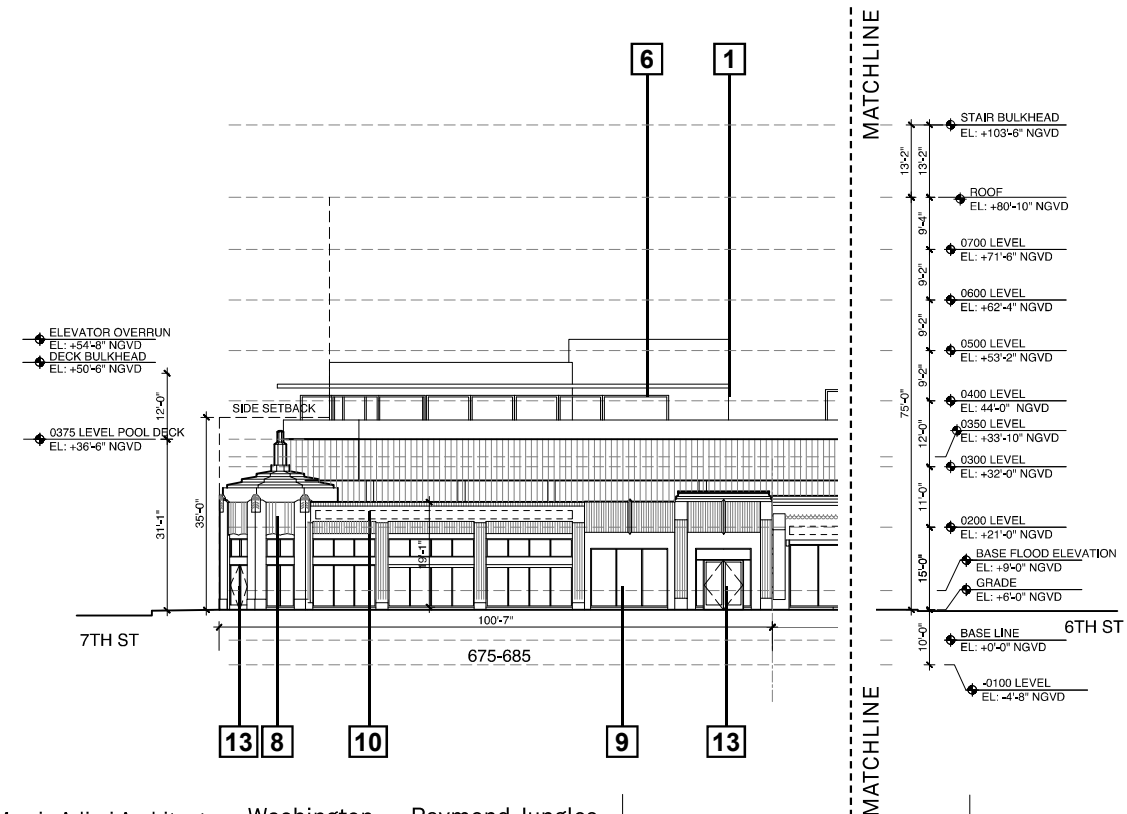
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Page 8



WEST ELEVATION



LEGEND

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|--|--|---|
| 1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT. | 5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3 | 10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT. |
| 2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME | 6. TRELLIS WITH FABRIC COVERING | 11. CABLE RAILING |
| 3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING, GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT | 7. WIRE SCREEN WITH PLANTINGS | 12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS |
| 4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS | 8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED | 13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS. |
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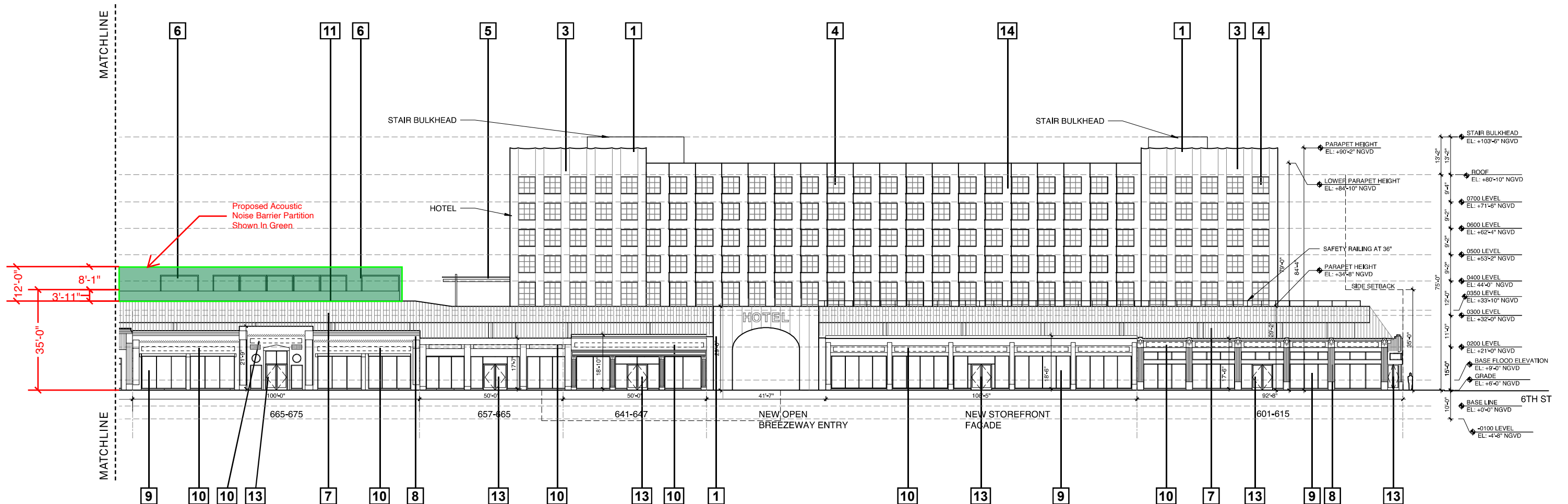
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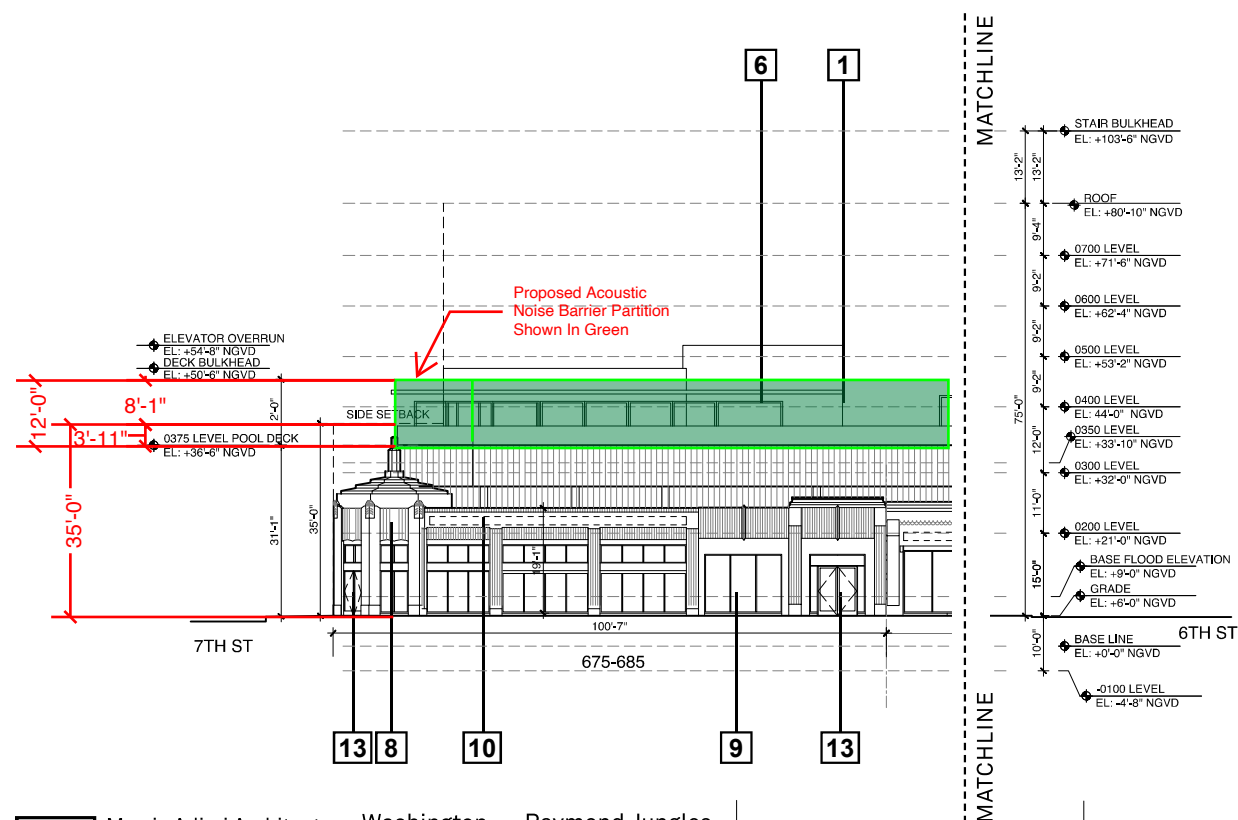
Building Elevation

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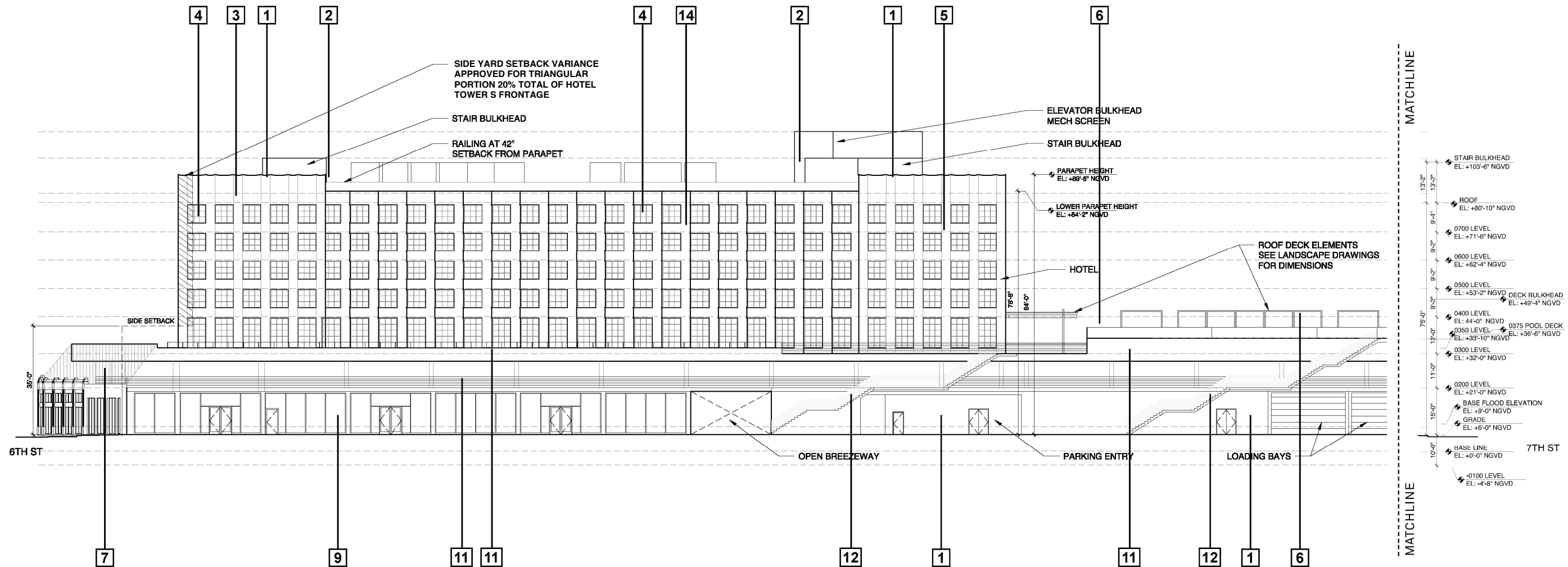
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Building Elevation

Historic Preservation Board Modifications: First Submittal / 16 August 2021

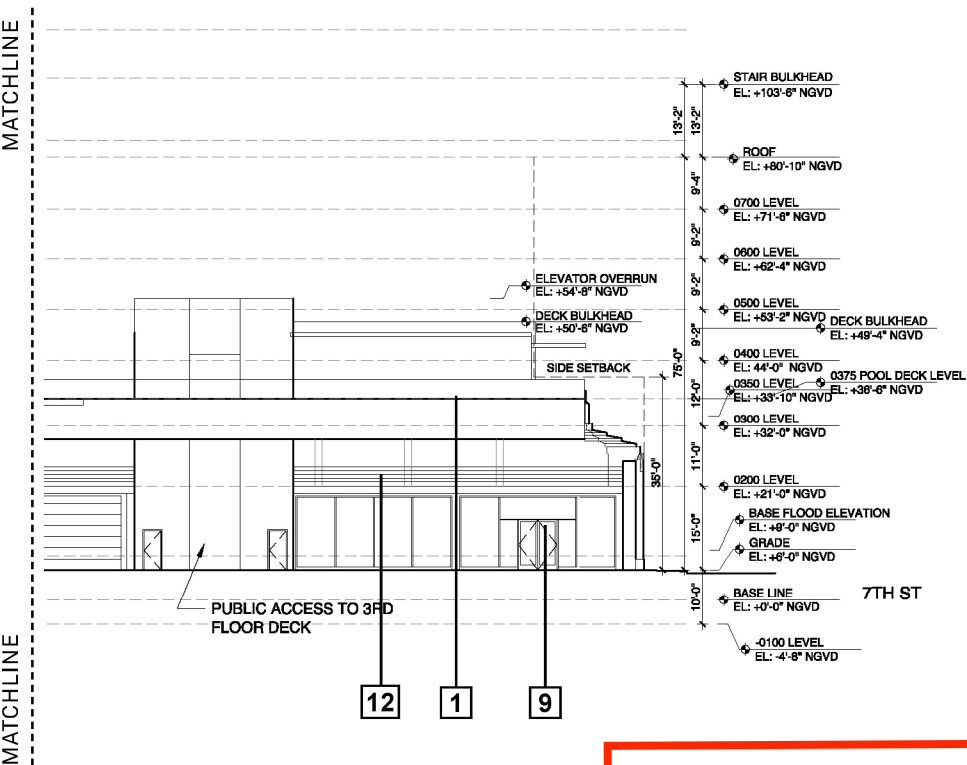
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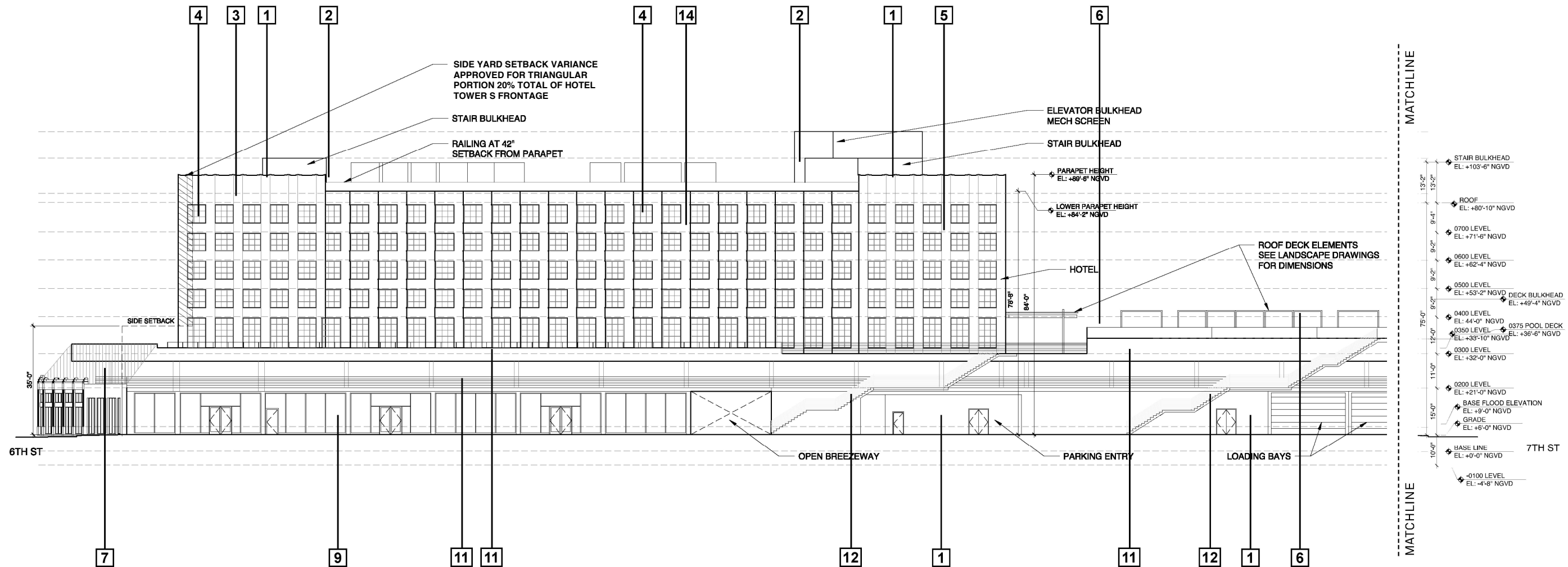
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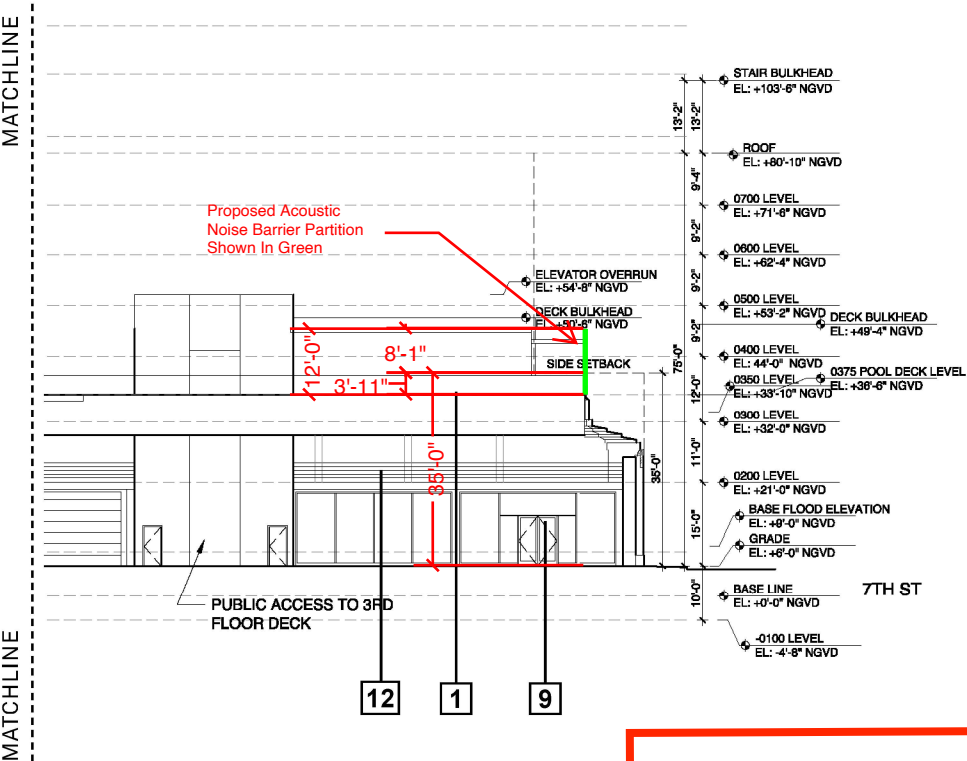
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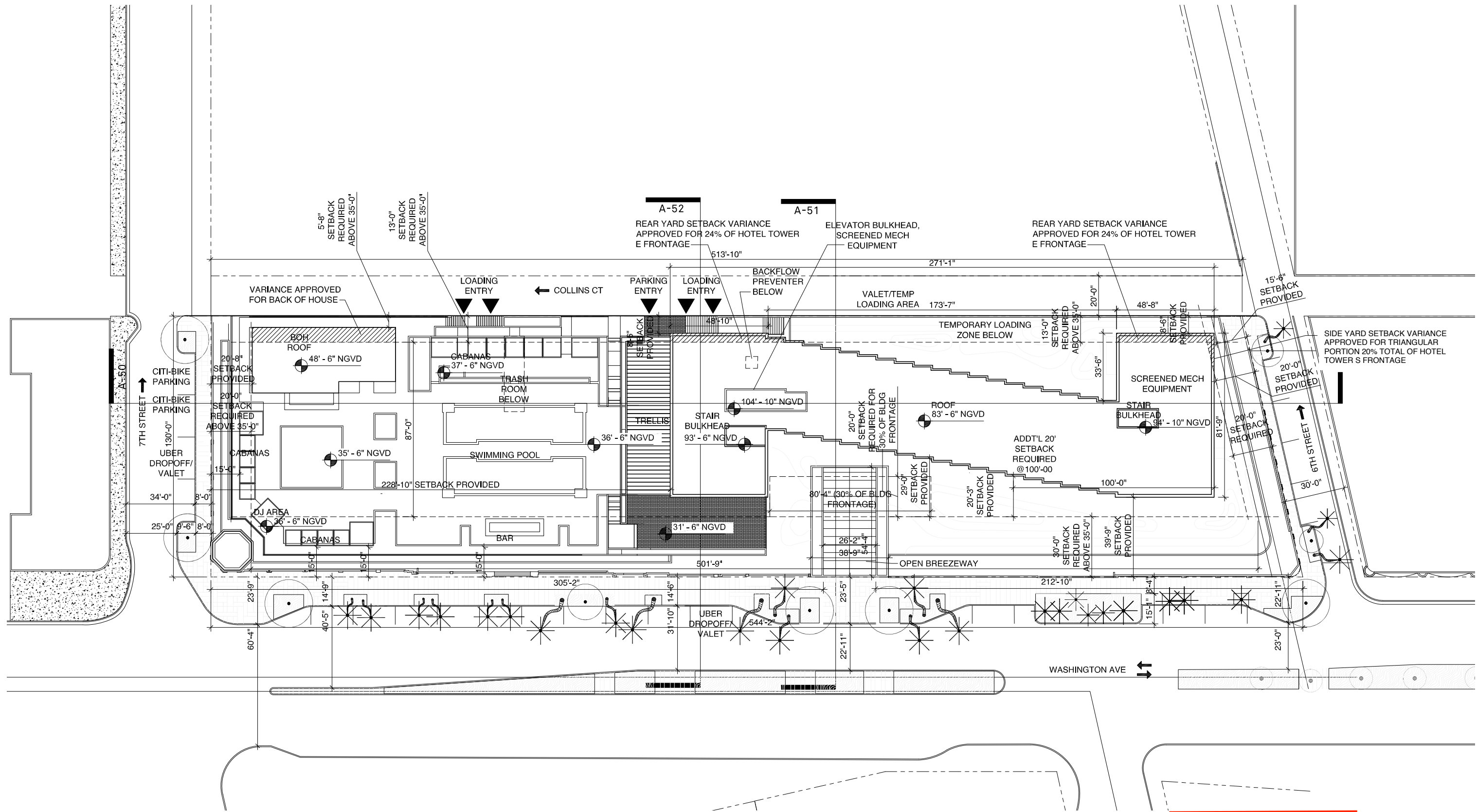
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Proposed Site Plan

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