

# **Faena Hotel and Faena House – after-the-fact variances for improvements in the Dune Preservation and Oceanfront Overlay Zones**

Historic Preservation Board Final Submittal – November 9, 2017

## **Scope of work:**

- Six after-the-fact variances:
  - A variance to waive 7.2' of the required rear setback of 10' in the Dune Preservation Overlay Zone in order to retain a wood deck setback 2.8' from the rear property line. The two shade structures in the Dune Preservation Overlay Zone are setback 3.6' and 5.9' respectively.
  - A variance to exceed the maximum size of a deck in the Dune Preservation Overlay Zone (400 square feet) by 312 square feet in order to retain a wood deck that is 712 square feet in size.
  - A variance to waive 10' of the required rear setback of 10' in the Oceanfront Overlay Zone in order to retain a tile pool deck setback at 0' from the bulkhead line. Other improvements in the Oceanfront Overlay Zone that encroach less into the 10' rear setback include a portion of a tile walkway on the Hotel Property that is setback 7.1', wood steps on the Condo Property that are setback 5'-7", wood steps on the Condo Property that are setback 1'-3" and a portion of a wood deck on the Condo Property that is setback 9'-1".
  - A variance to exceed the maximum lot coverage in the Oceanfront Overlay Zone (50%) by 5% (955 square feet) in order to retain various permitted structures (wood and tile decks, swimming pool, spa pool, stairs), which have a total lot coverage of 55% (11,290 square feet).
  - A variance to waive 8.6% (36.75') of the required 50% view corridor in order to provide view corridors that total 41.4% of the frontage along the rear property line.
  - A variance to exceed the maximum width of a wood walkway in the Dune Preservation Overlay Zone (6') by 3' in order to retain a wood walkway that is 9' wide.
- Remove portion of tile pool deck that encroaches into the Dune Preservation Overlay Zone.
- The top of the dune elevation is 12.1' NGVD, see Specific Purpose Survey, and all of the improvements in the Dune Preservation and Oceanfront Overlay Zone have a finished floor elevation of less than 14.6' NGVD (see as-built survey which contains spot elevations), which is the maximum allowable (2.5' above the top of the dune elevation).

## **Zoning Information:**

Address: 3201 and 3315 Collins Avenue  
Folio number: 02-3226-001-1390 and 02-3226-055-0001  
Zoning District: RM-3 and within the Faena District Overlay  
Prior use: Hotel  
Proposed use: Hotel and Residential  
Historic District: Collins Waterfront Architectural District & Collins Waterfront Historic District  
Contributing Building: Yes (former Saxony Hotel)

Calculation of rear yard setback: It is the greater of 50' from the bulkhead line or 20% of the lot depth. The average lot depth is 377.6'  $(395' + 366.26' + 371.7' / 3) \times 20\% = 75.5'$ . At the northernmost property line a setback of 75.5' from the erosion control line would be located 47.09' west of the bulkhead line. At the middle property line a setback of 75.5' from the erosion control line would be located 49.71' west of the bulkhead line. At the southernmost property line a setback of 75.5' from the erosion control line would be located 25.69' west of the bulkhead line. Therefore, the measurement of 50' west of the bulkhead line is the greater of the two measurements and controls.



# Site Plan approved by BOA and HPB

REQUIRED 10'-0" OCEANFRONT OVERLAY SETBACK

REQUIRED PEDESTAL SETBACK - 50' from bulkhead line  
REQUIRED 50'-0" OCEANFRONT - OVERLAY & PARKING SETBACK

REQUIRED TOWER SETBACK - 75' from bulkhead line

EXISTING PARKING: 66 SPACES  
AS PROVIDED: 33 SPACES

34th Street Parking Lot

CONNECTION TO BOARDWALK

SAXONY MIAMI  
BEACH RESIDENCES

TOP OF RESIDENCE  
TOWER  
+231'-3"

CONDOMINIUM  
DROP OFF  
+11'-9½"

PROVIDED 60'- TOWER SETBACK  
REQUIRED 50'- PEDESTAL SETBACK

PROVIDED HOTEL BUILDING EDGE

CONNECTION TO BOARDWALK

POOL STRUCTURE  
+10'-6"

SAXONY MIAMI  
BEACH HOTEL

+11'-7½"

REQUIRED TOWER SETBACK - 75 feet from bulkhead line

+6'-0"

HOTEL EGRESS DRIVE

32nd Street

+4'-11"

REQUIRED 27'-11" INTERIOR PEDESTAL / TOWER SETBACK  
REQUIRED 17'-8" SURFACE & UNDERGROUND PARKING SETBACK  
REQUIRED 15'-0" OCEANFRONT OVERLAY SETBACK  
PROVIDED 4'-9 1/2" INTERIOR PEDESTAL SETBACK

REQUIRED 10'-0" OCEANFRONT OVERLAY SETBACK

REQUIRED PEDESTAL SETBACK - 50' from bulkhead line  
REQUIRED 50'-0" OCEANFRONT - OVERLAY & PARKING SETBACK



Site plan from approved building permit plan set for Hotel Property, B0703535

HOTEL

PROJECT ADDRESS:

3201 Collins Avenue  
Miami Beach, FL. 33140

A DEVELOPMENT BY:

3201 HOTEL, LLC

Architect of Record

revuelta

architecture  
international

2950 SW 27 TH AVE  
SUITE 110  
MIAMI, FL 33133  
T. 305.590.5000

SEAL:

LUIS REVUELTA  
AR-0007972

CONSULTANT:

PROJECT NUMBER:  
1115.1

ISSUE DATE:  
NOVEMBER 21, 2016

ISSUED FOR:  
RECORD SET

REVISIONS:  
12.21.2013 PUBLIC AREAS NORTH  
01.24.2014 PUBLIC AREAS NORTH  
02.21.2014 PUBLIC AREAS SOUTH COORD.

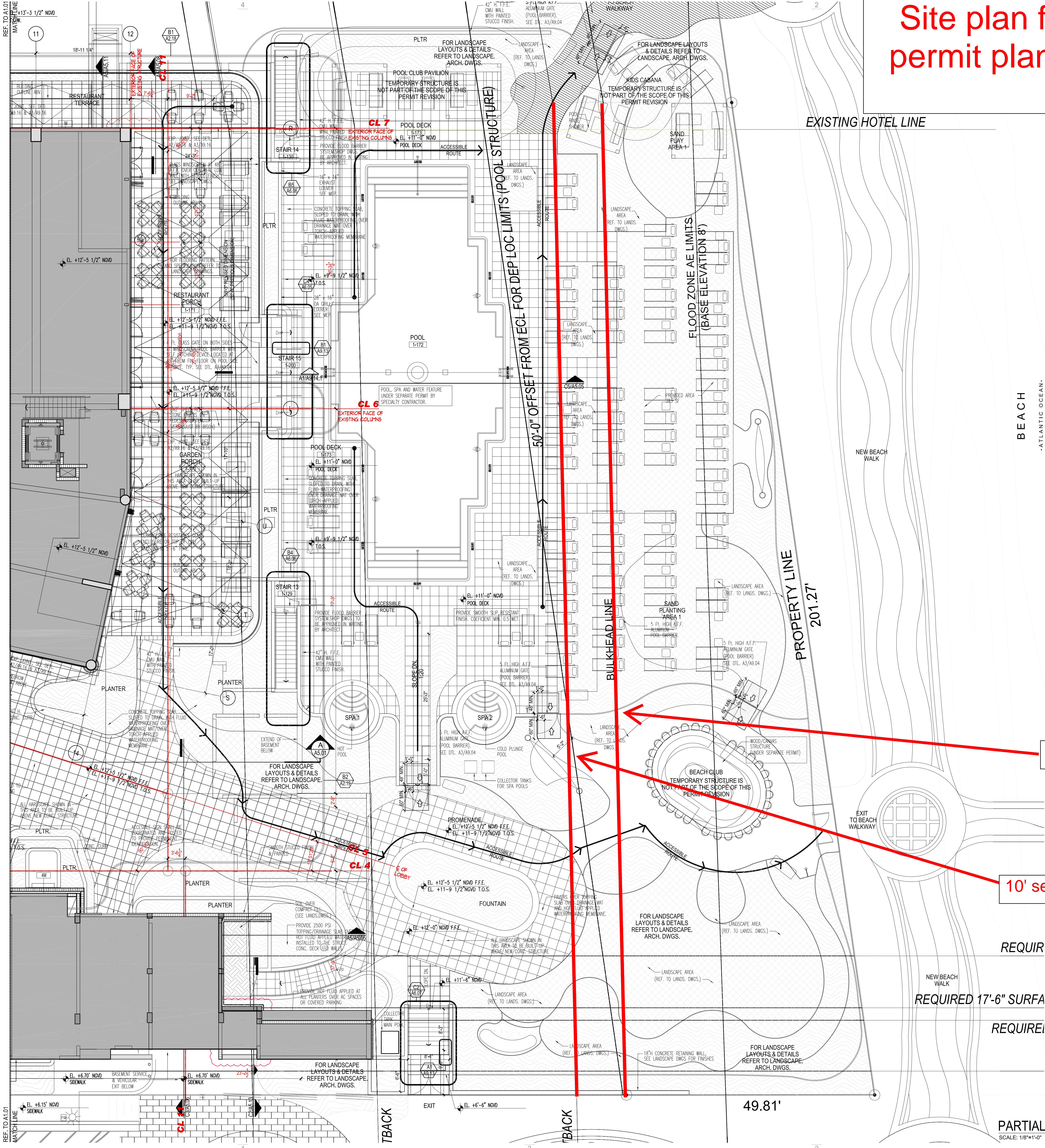
09.16.2014 RESPONSE TO  
COMMENTS  
11.21.2016 RECORD SET

SCALE: 1/8"=1'-0"

SHEET TITLE:  
LOBBY LEVEL  
BUILDING FLOOR PLAN  
POOL DECK

SHEET NUMBER:  
A1.01.2

10



bulkhead line

10' setback from bulkhead line

REQUIR

REQUIRED 17'-6" SURFA

REQUIREI

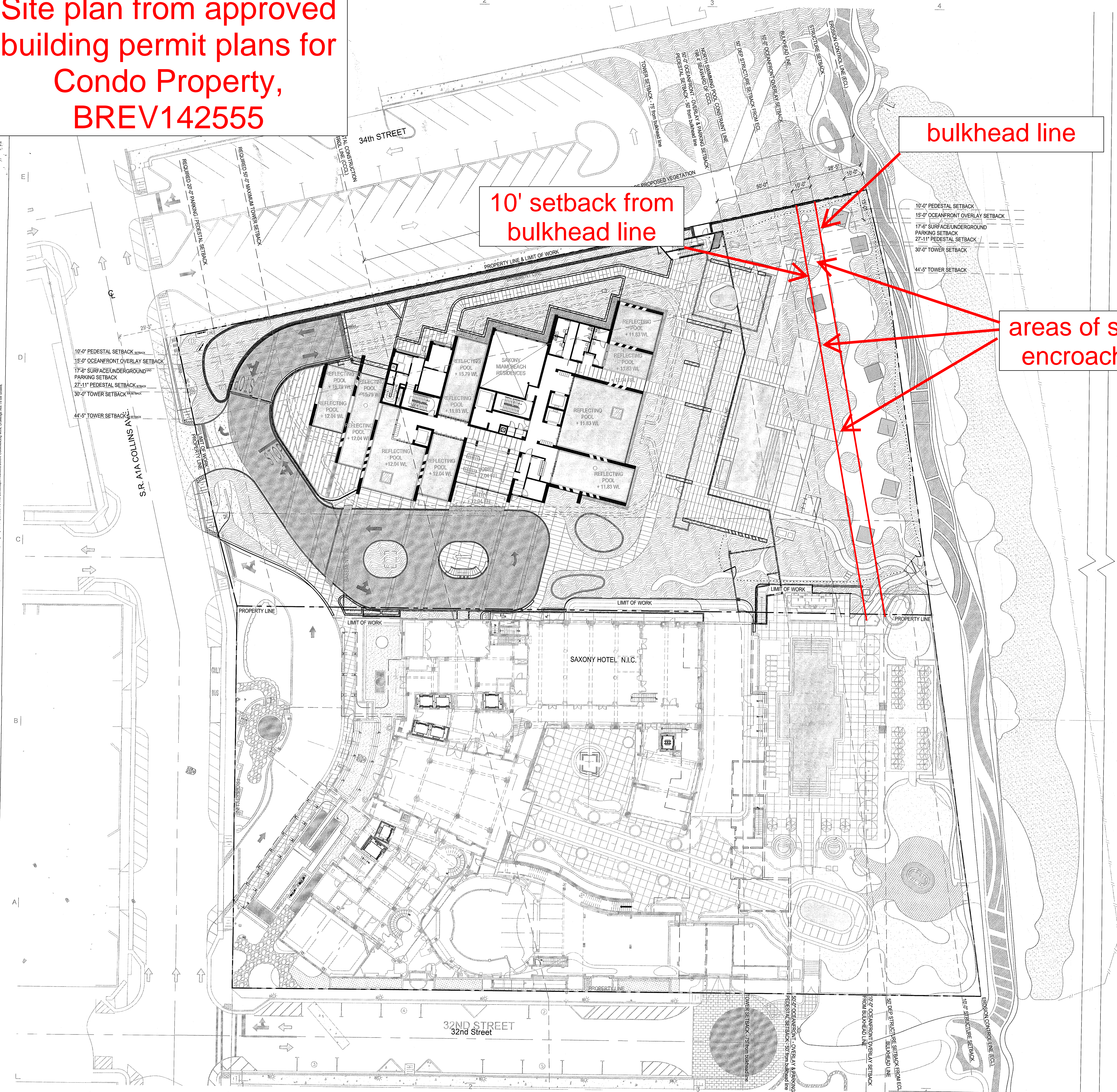
EXTERIOR GLAZING NOTE  
EXTERIOR GLAZING DOORS AND WINDOWS  
WILL BE PROCESSED UNDER SEPARATE PERMIT

PARTIAL SITE PLAN - POOL DECK AREA

SCALE: 1/8"=1'-0"  
+12'-5 1/2" NOD  
LEVEL 1 - COURTYARD/PROMENADE  
+11'-0" NOD  
LEVEL 1 - POOL DECK



Site plan from approved building permit plans for Condo Property, BREV142555



PROJECT NAME:

SAXONY RESIDENCES

PROJECT ADDRESS:  
3315 Collins Av  
Miami Beach,  
Florida 33140

Foster + Partners  
Riverside, 22 Hester Road + London SW11 4AN  
T +44 (0)20 7738 0455  
© Foster + Partners 2009

Architect of Record  
revuelta  
architecture  
international

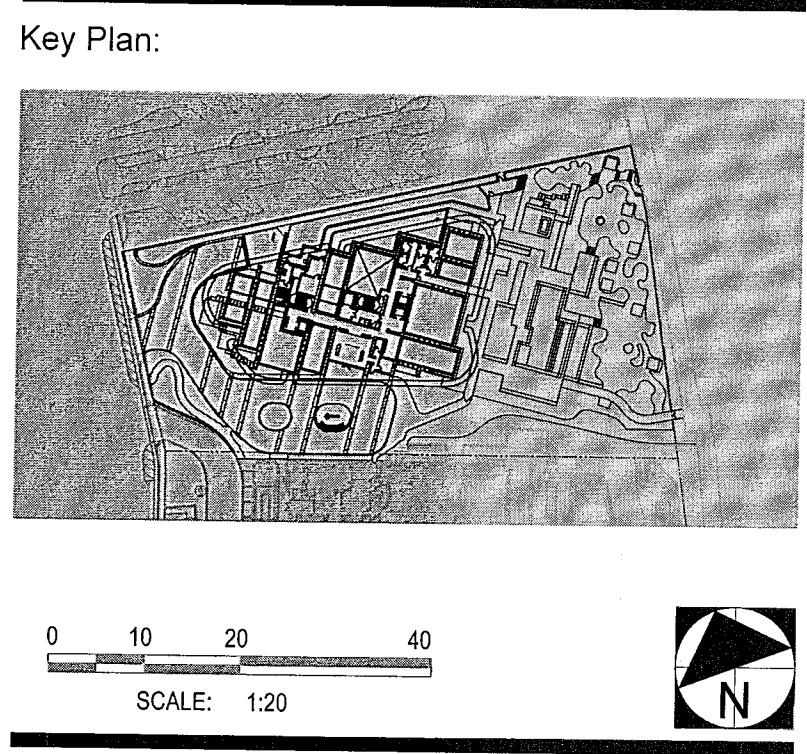
2950 SW 27 TH AVE SUITE 110  
MIAMI, FL 33133  
Tel: 305.590.5000  
Fax: 305.590.5001  
www.revuelta.com  
Seal  
FLORIDA LICENSE NO.  
0000258  
Not Valid for construction unless signed in this box

Landscape Architect  
JUNGLES  
RAYMOND JUNGLES INC  
Landscape Architect FLSA  
242 SW 5th Street, Miami, FL 33130 PH 305.838.8777 FAX 305.856.0742  
www.raymondjungles.com

PROJECT NUMBER:  
1116.1  
ISSUE DATE:  
June 2, 2014

REVISIONS:  
REV 39 LANDSCAPE REVISIONS  
REV 40L LANDSCAPE REVISIONS

OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
BUILDING: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
PLUMBING: \_\_\_\_\_  
ELECTRICAL: \_\_\_\_\_  
MECHANICAL: \_\_\_\_\_  
FIRE PREVENTION: \_\_\_\_\_  
FLOOD: \_\_\_\_\_  
PUBLIC WORKS: \_\_\_\_\_  
STRUCTURAL: \_\_\_\_\_  
ELEVATOR: \_\_\_\_\_



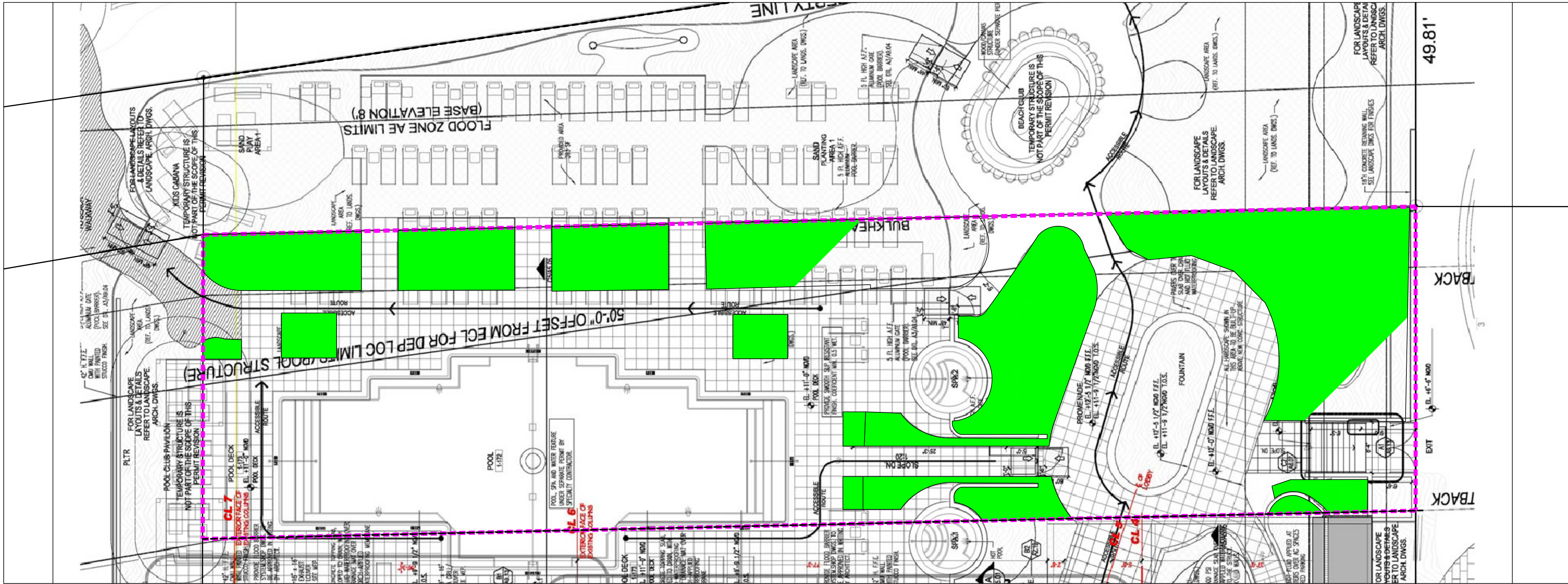
ISSUED FOR: 100% FULL CONSTRUCTION  
Checked by MB  
Drawn by LJ  
Scale 1/20" = 1'-0"

SHEET TITLE:  
SETBACKS PLAN  
OVERALL

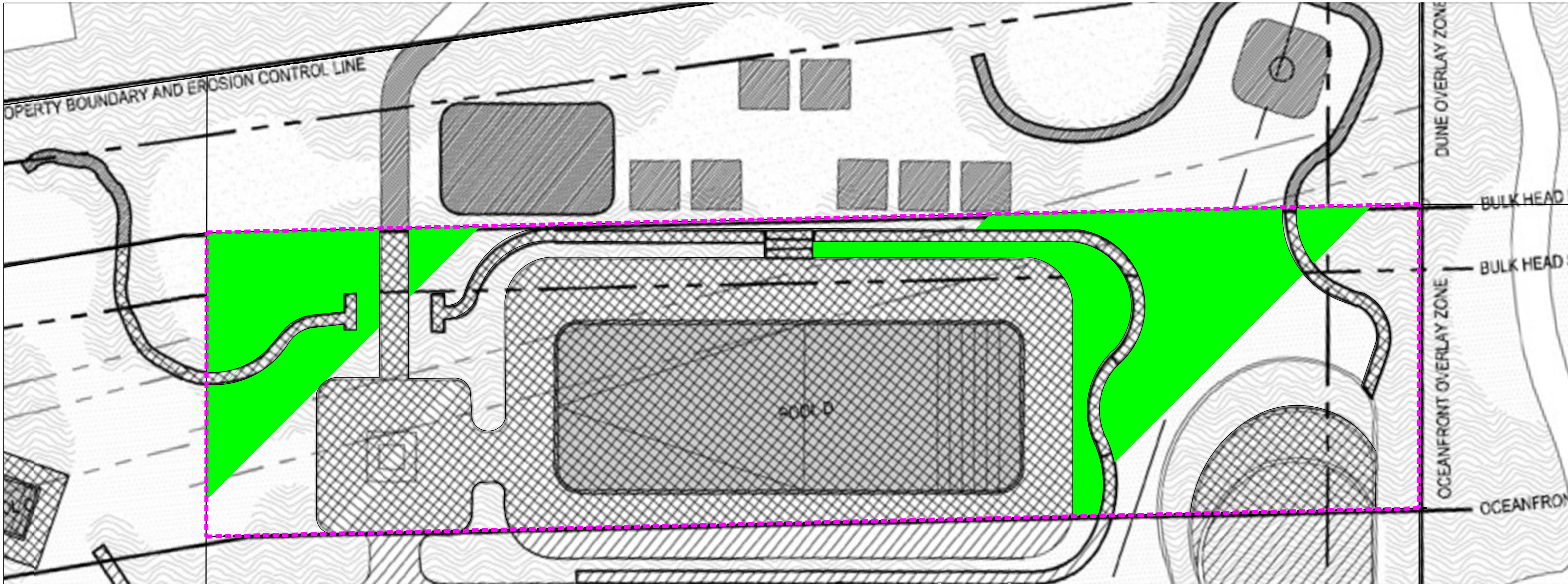
SHEET:  
GI.002  
11



Oceanfront Overlay Zone lot coverage calculations for plans approved by Building Department - Hotel Property only



Oceanfront Overlay Zone (Original Permit Plan) Lot Coverage	
Total: 9,968 SF.	100%
Impervious: 6,841 SF.	69%
Pervious Open Space: 3,127 SF.	31%



Oceanfront Overlay Zone (HPB Approved Plan) Lot Coverage	
Total: 9,968 SF.	100%
Impervious: 5,830 SF.	58%
Pervious Open Space: 4,138 SF.	42%