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## Response Narrative

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PROJECT: 1801 Collins Avenue, Miami Beach, FL.

DATE: December 6, 2021 – Final Submittal

RE: HPB21-0491

### HPB Plan Review

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#### Zoning Comments

**1. Provide a narrative responding to staff comments.**

**Response:** Provided.

**2. Doors opening into the right of way requires approval from Public Works Department and may require a revocable right-of-way permit.**

**Response:** The Applicant met with Otniel Rodriguez of the Public Works Department on 10/6/2021 and 10/20/2021 to review requirements for FPL vault. Otniel advised that doors which open 180 degrees and do not impact sidewalk shall not require a revocable permit.

**3. Provide a detailed plan of previously approved plan and immediately in the following page, proposed floor plan of the area showing new FPL room.**

**Response:** See Sheets L212(1) (Page 41) and Sheet L212(2) (Page 42).

**4. Page 27 to Page 32. Indicate finish floor elevation in NGVD and indicate building height from finish floor elevation to the top of the roof.**

**Response:** Provided. See Page 16.

**5. Provide a variance page showing required setbacks and proposed setbacks.**

**Response:** See Sheet L212 on Page 57.

**6. Provide a detailed architectural floor/site plan (without shading and landscape) showing area of FPL room and entire rear yard (129'-4" minimum). Identify all elements such as paving, landscape, walls, fence, etc. Clarify elements shown with dashed lines over pavement at the center on page L004-A. Provide all setbacks and overall cross dimensions of all elements proposed. It Appears that there is a trellis structure not shown. Provide section details of all structures and walls/fence and indicate height from applicable elevations. Indicate width of walkways.**

**Response:** See Sheet L212 at Page 42. Pergola and furniture decks shown with dashed lines were removed. 1 Trellis provided on north side of central lawn.

- 7. Revise letter of intent. Indicate in detail all changes in the rear of the property, missing new AC enclosure on the north side.**

**Response:** LOI revised.

- 8. Page L001, L212. The wood outdoor furniture pads are not shown on open space calculations or on a detailed plan.**

**Response:** Wood outdoor furniture pads have been removed from the plan. Only portable furniture is proposed.

- 9. Missing architectural details and section, elevations of new AC enclosure on the north side. Note that mechanical equipment shall comply with main building setbacks.**

**Response:** Mechanical equipment at north side of rear yard is existing and not proposed to be modified by this application.

- 10. Page L004. Trellis structure shall be setback 15'-0" from the side property line. The trellis area, regardless of having some landscape area below must count in the lot coverage calculations for the oceanfront overlay. All allowed structures count as lot coverage. Revise diagram.**

**Response:** Noted. See sheets L004 and L004-A on pages 37 and 38.

- 11. Page L004-A. Clarify elements shown with dashed lines over pavement at the center. Trellis count as a structure.**

**Response:** Trellis is proposed on north side of lawn. Trellis shall comply with maximum height requirements and count towards hardscape.

- 12. Page L702. It is not clear the location of the cabanas/daybeds. Note that this structure is not a movable furniture and will not count as open space.**

**Response:** Noted. Daybed cabana structures removed.

#### DEFICIENCIES IN PRESENTATION

- a. Other rear yard modifications that have not been discussed including the significant changes to the design of the rear yard/oceanfront overlay should be removed from this application. If you wish to include this scope of work, you may delay the application for consideration on the March agenda. Please schedule a meeting to discuss this additional scope of work.**
- As per meeting on 11/30 this comment was resolved. Rear yard changes are administrative level modification of HPB approval as are reduction in intensity. The current application is a new application for variances and design review approval of FPL structure.

- b. The plans unrelated to the FPL vault should be removed from the set for clarity.**
  - Noted.
- c. Provide revised open space diagrams for the oceanfront overlay for only the addition of the FPL vault building.**
  - Provided see Sheet L004.
- d. FPL vault condition does not need to be modified as the new vault building would satisfy the condition. Staff recommends that this be a separate application and not a modification.**
  - Noted.
- e. Survey and site plan shall be updated to indicate City Property in 18th Street, not right-of-way.**
  - Updated survey provided.
- f. Provide correspondence from Public Works outlining the process to obtain an easement in order to access the FPL equipment.**
  - Process for easement from Public Works has been discussed at 2 meetings. Otniel Rodriguez is working with City Attorney's Office to confirm required process.

## 2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

**a. Building design needs further development specifically along the south side. Staff recommends the integration of landscaping ie vines, green roof etc. Organization of openings along 18th Street doors/vents. Explore disengaging the building from the wall. Design appears disjointed and not well composed**

**Response:** FPL vault was refined to provide bands of vertical louvers that disguise the utilitarian doors and ventilation required by FPL on the southern façade.

### Urban Forestry Group Review -

**Comments: The following needs to be submitted for review:**

- **Tree survey**
- **Tree Disposition**
- **Tree evaluation report conducted by a Certified Arborist or registered Consulting Arborist**
- **Landscape plans complying with Sec. 46 and Sec.126 of city code.**
- **Tree preservation plans conducted by a Certified Arborist or registered Consulting Arborist in accordance with corresponding parts of ANSI A300.**

**Response:** The Applicant shall work with urban forestry to verify tree resources on the property. Tree survey and tree disposition provided.

### Planning Landscape Review –

**Comments: 1. Refer to Chapter 46 Tree Preservation ordinance for tree protection information, tree mitigation requirements, tree evaluation required, and plans required.**

**2. Refer to Chapter 126 Landscape ordinance for minimum landscape requirements information and plans required.**

**Response:** Noted. See submitted Landscape plans.