



**TAMPA**

400 N. ASHLEY DRIVE

SUITE 800

TAMPA, FLORIDA

33602

813.549.1900

AA0002981 | LC26000427

COMMERCIAL

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SPORTS & RECREATION

February 7, 2022

RE: HPB22-0500, 3900 Collins Avenue

BBA Project No.: 210273.00

**1. Zoning**

- a. The following variances have been requested:

Section 142-218 of the City Code

- i. Front setback (20'-0" minimum required) ~6'0" proposed for trellis, paving, decking. The variance request should be measured to outermost column of the trellis and/or the paving/deck area. The 6'-0" dimension appears to be measured to the trellis rafter may project 25% into the proposed setback.

Response: The requested front setback variance has been modified from 6'-0" to 6'-8". Reference Sheet L002

- ii. Side interior setback (10'0" required): proposed setback unknown. Dimension the setback from the south property line to the deck, pool and portion of the terrace that is not part of the walkway.

Response: The required side interior setback variance has been modified from 5'0" to 5'9". Reference Sheet L002

**2. Deficiencies in Presentation**

- a. Update the Letter of Intent to outline the variance requested and respond to the variance criteria outlined in Section 118-353(d) of the City Code.

Response: The Letter on Intent has been updated to reference the required variance.

- b. Provide an historic resources report for both buildings.

Response: Owner has engaged a third party provider. The report will be provided as soon as it is complete

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- c. Provide existing demo and proposed reflected ceiling plan for the original lobby areas.

Response: The requested reflected ceiling plans have been produced. Reference Sheets ID005 and ID006.

- d. Provide existing/demo interior elevation drawings.

Response: The majority of the interior demolition is associated with Millwork or minor space planning. The proposed modification to the flat header at the opening separating the lobby and retail areas has been removed. An existing/demolition whereas elevation of the restaurant south wall (future collapsible wall) has been provided. Reference Sheet ID006

- e. Provide existing/demo and proposed south elevation drawing of the new nanawall opening.

Response: Reference Sheet A001.

- f. The photos on sheet G007 are blurry.

Response: The photos on sheet G007 have been reuploaded.

- g. Provide a plan for the lobby areas.

Response: A lobby photo key plan has been provided. Reference Sheet G009.

- h. Provide a rendering of the proposed exterior improvements from outside of the property at eye level (5'-6').

Response: Reference Sheet L009 and A001. Due to the proposed landscape renovation, the proposed collapsible wall is not readily visible from the public right of way.

### **3. Design/Appropriateness Comments (Recommendations)**

- a. In 2003, this property received Historic Preservation Board approval for modifications to the lobby as well as other improvements. As part of that approval, the applicant was proposing to retain the original reception desk and faux fireplace that was located in the lobby. In 2014, a building permit was approved including modifications to the lobby. These modifications included the shifting of the reception desk further into the lobby space and the relocation of the fireplace. As such, staff believes that the reception desk next to the lobby should contain original materials. Staff has not been able to determine the new location of the fireplace. Staff has requested the HBP file from 2003 which should provide additional information as well as historic resources report.
- b. Taking the above into consideration an with an historic resources report, at this time staff recommends that the applicant explore the possibility of retaining the existing office lobby wall and reintroducing the reception desk in the original location as shown in the microfilm plans.

Response to (a) and (b): Response to a. and b.:

Per Phone call with HPB staff, 2/3/2022 at 1:00pm, Applicant presented chronological view of plans, 1st: 1940 (microfilm), 2nd: 2003 (B0400629) 3rd: 2014 (B1306446) showing the multiple renovations of the reception desk area and how the desk has moved further west into the existing lobby space. Team reviewed with staff that original location as shown in 1940 is now currently an existing space that contains existing electric panels and fire command panels.

Applicant reviewed with HPB Staff that the 2003 Permit plans had the following notation: "MODIFIED RECEPTION DESK IN SAME CONFIGURATION AS ORIGINAL. FINISHES TO BE APPROVED BY STAFF." And that observations of the existing reception desk photos show that the current finishes and materials are not historic.

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In lieu of the items noted above, Applicant presented to staff that the removal of the existing non-historic desk and the new location of a reception 'table' in the north lobby area opens the lobby space back to its historic proportions and the new proposed plan will now allow for the full terrazzo border to be visible within the lobby space.

Staff understood Applicant's proposed strategy and noted that the item would be a topic of discussion with the HPB Board.