



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131
www.brzoninglaw.com
305.377.6236 office
305.377.6222 fax

VIA ELECTRONIC & HAND DELIVERY

March 7, 2022

Deborah Tackett, Chief of Historic Preservation
Planning Department, Second Floor
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB21-0498** – Narrative Responses for the Proposed Hotel
Located at 7418 Harding Avenue, Miami Beach, Florida

Dear Debbie:

This law firm represents Art and Tech Development, Inc. (the "Applicant") in their application for the proposed development of a 48-unit boutique hotel located at 7418 Harding Avenue ("Property"). Please consider this letter the Applicant's narrative responses to Staff Comments issued on February 24, 2022.

Comment 1.b – The zoning chart does not appear to be completed and has incorrect information. Additionally, the FAR appears to be noted as exceeding the maximum permitted.

Response: The zoning chart has been updated. The project does not contain a subterranean level, pedestal, or tower. The FAR has been updated and is now under the maximum permitted FAR.

Comment 2a. Provide building card and microfilm in the Historic Resources Report.

Response: Building card and microfilm are included in the Historic Resources Report.

Comment 2b. The proposed elevations do not show the horizontal scoring at the upper bay windows. The renderings show the horizontal scoring on the majority of the buildings. Please update according to historical documentation.

Response: Updated. See Sheets A-27-32.

Comment 2c. Provide proposed grade/yard elevation on the proposed site plan.

Response: Updated. See Sheet A-22.

Comment 2d. Identify all proposed special materials. It is unclear what the red cladding material is.

Response: Updated. See Sheets A-27-32. The red cladding material will be ceramic tile Dekton.

Comment 2e. The rear elevation of the new addition is not consistent between the elevation and rendering.

Response: Updated.

Comment 3a. The windows show in proposed plans don't match the design indicated on microfilm. Staff recommends casement windows with historically accurate muntin configurations.

Response: Updated. See Sheet A-14.

Comment 3b. Proposed elevations don't show the horizontal scoring at the upper bay windows.

Response: Updated. See Sheets A-27-31.

Comment 3c. No railings are shown for the exterior courtyard stairwells. Staff recommends railings consistent with the architectural style.

Response: Updated. Added railing consistent with architectural style.

Comment 3d. Staff recommends that the courtyard pool be significantly reduced in order to provide additional landscaping. Additionally, staff recommends a more gradual site gradation.

Response: Additional hedging has been added around the pool perimeter.

Comment 3e. Staff recommends a site wall design that is more consistent with the microfilm plans.

Response: Site wall design updated to be more consistent with the microfilm plans.

Comment 3f. Staff recommends that the ramps in the front yard be designed so that handrails are not required.

Response: Updated. Hinged the ramping so railings are not required.

Comment 3g. Staff recommends the existing roof material be replaced with new flat tile roofing material.

Response: Acknowledged.

Comment 3h. Staff recommends the reduction of all roof height projections to the greatest extent possible including the elimination of the portion of the rear stair walls at the uppermost level.

Response: Updated. Reduced the rear stair walls.

Comment 3i. Staff recommends lowering the proposed canopy at the rear of the building.

Response: Updated. Proposed canopy is lowered.