

1685 Collins Ave
NARRATIVE RESPONSE CHART
Comments Issued: 04/29/2022
Final Submittal: May 9, 2022

Item	Comment	Response	Reference Sheet Number
1) ZONING			
a.	Beach showers are not an allowable encroachment into the side yard setback of the dune or oceanfront overlays	Please note that the shower was removed.	A2.00
b.	Per Section 142-1109 of the City Code, accessory outdoor bar counters shall not be visible from any point along the property line Adjacent to a public right-of-way (including the Beachwalk)	Noted. The view from adjacent right of ways to the bar counter will be screened by property fences and lush landscaping. Moreover, there is a large height difference between our rear yard and the adjacent right of ways. Please see section on sheet A5.01 which clearly shows that the bar counter will be screened from the beach walk.	LP.103 LP.203 LP.300 A5.01
c.	The cabana along the south property line within the side yard setback of the oceanfront overlay is not permitted	Please note that the cabana was removed.	A2.00 A2.01
d.	The cabanas along the south side within the main setbacks must have a minimum of a 5'-0" setback from the south side property line	Please note cabanas were removed.	A2.00 A2.01
e.	The semi-circular furniture within the dune preservation overlay does not appear to be portable beach furniture such as chaise lounges, chairs and umbrellas and are not permitted	The proposed furniture is portable beach furniture. This semi-circular furniture is in 2-3 pieces that can be easily transported. We have shown on the site plan that they are made up of more than one piece by the darker line within the seat area.	A2.00 A2.01

f.	The roof of the pool-side chickee may project a maximum of 2'-6" in the rear oceanfront overlay setback. Please dimension	Please see the plan for added dimensions. This encroachment was removed.	A2.00
g.	The roof of the bar chickee may project a maximum of 2'-6" in the rear dune preservation overlay setback. Please dimension	Proposed Bar structure was revised not to encroach into the Dune Overlay.	A2.00
h.	Provide a dimension of the height of the bar chickee. The maximum height permitted is 12'-0". Height in this instance is measured to the midpoint of the sloped roof.	Proposed Bar structure is flat, it is 9ft tall with 8 ft clear under the roof	A4.01
i.	Per Section 142-774(1) of the City Code, Shade structures and chickees shall be open on all sides and, with the exception of Supporting columns. The folding vertical shutters are not permitted	Proposed Bar structure is changed not have any walls or shutters	A4.00 A4.01
j.	Per Section 142-802(8) of the City Code, a view corridor shall be created by maintaining a minimum of 50 percent of the required Rear yard setback open and unencumbered, apart from landscaping and decorative open picket type fences, from the erosion control Line to the rear setback line. Demonstrate compliance	Please see A2.02 demonstrating compliance with the unobstructed view requirement	A2.02
2) DEFICIENCIES IN PRESENTATION			
a.	Provide an enlarged plan of the rear yard overlays	Please see the diagrams.	LH.104-B LH.105-B

b.	The kitchen walls appear to be missing. Please clarify	Please see the plan with the kitchen layout that is intended to remain the same as existing. The line weight issue was corrected on this set.	A2.00
3) DESIGN APPROPRIATENESS			
1.	N/A		