



July 11, 2022

Re: Response to HPB 1st Review Comments, **File # HPB22-0527**
 Commodore Hotel | 1360 Collins Avenue, Miami Beach, FL 33139

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RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB PLAN REVIEW 07/01/2022 Review by James Seiberling	Response
Comments: First submittal: June 21, 2022 Comments issued: July 1, 2022 Final submittal (CSS): July 11, 2022 Notice to proceed issued: July 18, 2022 Agenda finalized & all fees paid by: July 20, 2022 Tentative HPB meeting agenda date: September 13, 2022 SUBJECT: HPB22-0527, 1360 Collins Avenue.	
1. DEFICIENCIES IN PRESENTATION	
a. Provide additional photos of the original lobby space.	There is not historical evidence of the original lobby space. Please refer to A-003 for existing conditions.
b. Provide an enlarged existing/demo and proposed lobby floor plan, show the terrazzo patterning and colors.	Refer sheets D-105 and A-106.
c. The demolition roof plan does not indicate that the roof structure is proposed to be demolished. Please hatch the entire roof area that is proposed to be removed in red and provide a note. Clearly indicate all proposed demolition stairs, floor structures etc. on lower floors to accommodate new roof deck and pool.	See revised D-104.
d. Provide a preliminary structural methodology prepared by a licensed Structural Engineer for the new active roof deck.	See document attached. "07-11-2022 COMMODORE HOTEL - Structural Assessment."
e. Provide an unit size chart with room number and room square footage for all hotel rooms.	Refer to Unit Area chart in revised Sheet A-AREA
f. Note the proposed plant material for the rooftop planters in the roof plan.	Refer to attached LS-001 for proposed species.
g. Dimension the setback of the new guardrail on the north side of the roof deck from the outside face of the north parapet wall.	Dimensions provided in Sheet A-105
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
a. Staff recommends that the windows be replaced with new casement or fixed windows with an historically accurate muntin configuration consistent with available historical documentation.	All windows will be replaced with new casement or fixed windows with an historically accurate muntin configuration consistent with available historical documentation.
b. Staff recommends that the lobby exterior doors be replaced with historically accurate doors.	Entry doors will be replaced with historically accurate doors.
c. Staff recommends that the rooftop mechanical screening along the north elevation be further setback.	Mechanical screening has been relocated to align with proposed glass railing.

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HPB PLAN REVIEW (Continued) 07/01/2022 Review by James Seiberling	Response
3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
d. Staff recommends that the rooftop lift be relocated to the southern side of the roof deck where it will likely be less visible from the main vantage point at Collins & 14th St.	Acknowledged Rooftop elevator has been relocated 9'-6" from the northernmost façade to make it less visible
e. Staff recommends that the existing awning at the front terrace be removed.	Acknowledged. The proposed renovations include a retractable awning.
<p>Final Submittal File Naming All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.</p> <p>Document Name Description Application - Completed Land Use Board Application form including Exhibit A LOI - Letter of Intent Checklist - Pre-application Checklist Labels - Mailing Labels, List of Property Owners, Certified Letter and Map BTR - Copies of Previous Business Tax Receipts Survey - Recent Signed and Sealed Survey Plans - Architectural Plans and Exhibits Landscape - Landscaping Plans and Exhibits HRR - Historic Resources Report Microfilm - Building Card and Microfilm Traffic - Traffic Study Sound - Sound Study</p> <p>All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.</p>	