



08/08/2022

2231 – 1690 Collins Ave, Miami Beach

PLAN CORRECTIONS REPORT:	HPB22-0539
ZONING DISTRICT:	CD-3 BUSINESS DISTRICT
GENERAL LOCATION:	1690 Collins Ave Miami Beach, FL 33139-3114
ZONING COMMENTS	
a. Section 142-337(b) of the city code indicates that the maximum FAR for residential development, inclusive of hotels, in architectural district is 2.50. The plans submitted indicate a maximum FAR of 2.75. Additionally, permit B0803552 for the previously approved rooftop additions indicates a maximum FAR of 2.50. In order to not exceed 2.50 FAR, approximately 3,380 sq. ft. must be removed from the proposed project.	FAR has been confirmed to be 2.75
DEFICIENCIES IN PRESENTATION	
a. Provide a unit size breakdown for the proposed hotel units.	Please see Sheet A0.02 & A0.03
b. All heights shall be indicated in NGVD values.	All elevations and sections have been updated with NGVD's
c. Provide clear details of where the cooling tower is proposed to be relocated.	Please see Proposed south elevation (sheet A2.03) & Proposed Roof Plan (sheet A1.06)
d. Provide renderings, including from the pedestrian level.	Provided
DESIGN/APPROPRIATENESS COMMENTS	
a. Staff recommends scheduling a meeting to discuss design revisions, including the elimination of the 5th level (relocating the meeting rooms to the new level 4 and further development of the north and west elevations.	Meeting was held on Tuesday, August 2 2022