

PLAN CORRECTIONS REPORT (HPB21-0498)

PLAN ADDRESS: 7418 Harding Ave Miami Beach, FL 33141-2752	PARCEL: 0232020030270	
APPLICATION DATE: 12/22/2021	SQUARE FEET: 8,800	DESCRIPTION: HPB21-0498, 7418 Harding Avenue. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of two buildings, the total demolition of one building and the construction of a new detached addition as part of a new hotel development on the site including variances from the minimum hotel unit size and required rear setback.
EXPIRATION DATE:	VALUATION: \$4,600,000.00	

CONTACTS	Name	Company	Address
Applicant	David Butter		200 S Biscayne Boulevard Suite 300 Miami, FL 33179
Contact	James Seiberling	City of Miami Beach Planning D	1700 Convention Center Dr 2Nd Floor Miami Beach, FL 33139

Submittal Intake	Version: 3	Date Received: 03/07/2022	Date Completed: 03/14/2022
1. HPB Admin Review - Pass		Lizbeth Bueno Ph: email: lizbethbueno@miamibeachfl.gov	
2. Public Works - LUB Review - Pass Comments: See corrections Recommendation(s) Notes: 1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall. A. Trench drain may be required on the driveway and adjacent to the property line. B. Pre-development and post-development analysis of the drainage system will be required during construction. 2. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design. 3. The swimming spa/pool will need to have one (1) of the following: a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well. b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site pool discharge well or discharging into an on-site drainage well.	Aaron Osborne Ph: email: aaronosborne@miamibeachfl.gov		
3. HPB Plan Review - Pass		James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov	
4. Urban Forestry Group Review - Pass		Omar Leon Ph: email: OmarLeon@miamibeachfl.gov	
5. Planning Landscape Review - Pass		Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov	

Submittal Intake	Version: 2	Date Received: 02/16/2022	Date Completed: 02/24/2022
6. Public Works - LUB Review - Not Reviewed Comments: General Correction		Aaron Osborne Ph: email: aaronosborne@miamibeachfl.gov	
7. Environmental Review - Not Reviewed		Mitche Dalberiste Ph: email: MitcheDalberiste@miamibeachfl.gov	
8. Urban Forestry Group Review - Not Reviewed		Omar Leon Ph: email: OmarLeon@miamibeachfl.gov	
9. Building Dept – DRC Review - Not Reviewed		Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov	
10. HPB Plan Review - Fail Comments: First Submittal: February 14, 2022 Comments Issued: February 24, 2022 Final Submittal & Formal Submittal (CSS): March 7, 2022 Notice to proceed issued: March 14, 2022 Agenda finalized & all fees paid by: March 16, 2022 Tentative HPB meeting agenda date: May 10, 2022 SUBJECT: HPB21-0498, 7418 Harding Avenue. Please provide a narrative response to the comments listed below.		James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov	

1. ZONING
 - a. The following variances have been requested:
 - i. Section 142-870.15(b) of the City Code: A variance to reduce by a range of 40 to 60 sq. ft., the minimum required unit size of 300 sq. ft. for Contributing buildings which are substantially retained and restored, in order to provide hotel unit sizes ranging from 240 to 260 sq. ft.
 - ii. Section 142-156(a) of the City Code: A variance to reduce by 5'-0", the minimum required rear yard setback of 5'-0", in order to provide off-street loading spaces with a zero setback from the west property line.
 - 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.

2. DEFICIENCIES IN PRESENTATION

- a. Provide building card and microfilm in the Historic Resources Report.
- b. 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.
- c. Provide proposed grade/yard elevation on the proposed site plan.
- d. Identify all proposed special materials. It is unclear what the red cladding material is.
- e. The rear elevation of the new addition is not consistent between the elevation and rendering. Staff prefers the elevation design that has horizontal breaks at the two central tower elements.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

Contributing buildings

- a. The windows shown in the proposed plans do not match the design as indicated in the microfilm plans. Staff recommends casement windows with historically accurate muntin configurations for all windows of the contributing buildings. Additionally, please note that the center windows of the bay windows had offset vertical mullions.
- b. 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.
- c. No railings are shown for the exterior courtyard stairwells. Staff recommends railings consistent with the architectural style.
- d. Staff recommends that the courtyard pool be significantly reduced in order to provide additional landscaping. Additionally, staff recommends a more gradual site gradation.
- e. Staff recommends a site wall design that is more consistent with the microfilm plans.
- f. Staff recommends that the ramps in the front yard be designed so that handrails are not required.
- g. Staff recommends the existing roof material be replaced with new flat tile roofing material.

New addition

- h. 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.
- i. Staff recommends lowering the proposed canopy at the rear of the building.

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 CSS 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.

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

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

11. HPB Admin Review - Fail

Lizbeth Bueno Ph: email: lizbethbueno@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 02/25/22

- Exhibit B: Percentages of ownership for both Zeta Properties, LLC and BL 7418, LLC as we as all Partners listed must be disclosed.

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 03/14/22

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 03/16/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 03/07/22 before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Lizbeth Bueno / Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- 14 Copies of all original documents, collated

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. (Attn: Planning Department – Lizbeth Bueno / Monique Fons)

Please email label documents in excel format.

Should you have any further questions, please contact:
lizbethbueno@miamibeachfl.gov
moniquefons@miamibeachfl.gov

12. Transportation - LUB Review - Pass	Firat Akcay Ph: email: firatakcay@miamibeachfl.gov
13. Planning Landscape Review - Pass	Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
14. Fire Review - Fail	Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov

Comments: 2-15-22 Preliminary Review (not enough information for a complete review)

1. The proposed plan is showing the Fire Department Access through the alley. This is not allowed, access will be through the front of the property.
2. The plan is showing the demolition of the rear egress stairs from the two existing building that are to remain. Codify a single means of egress from these New Hotel units.
3. The revised pool gate do not block access from the new building, as shown. It also restricts egress from the two existing buildings in only one direction with exposures. The pool fence gates cannot project into more than 1/2 of the required egress width.
4. Clearly show the main entrance that Hotel guest will use.
5. The plan must show all fire rated walls, partitions, and chase for review of required separation.
6. The plan must show all proposed Life Safety Systems.
7. Show nearest Fire Hydrant for review of available water supply.

Submittal Intake	Version: 1	Date Received: 08/16/2022	Date Completed: 08/26/2022
15. Public Works - LUB Review - Not Reviewed		Matthew LePera Ph: (305) 673-7000 x7080	email: MatthewLePera@miamibeachfl.gov
16. HPB Plan Review - Fail		James Seiberling Ph:	email: jamesseiberling@miamibeachfl.gov

Comments: First Submittal: August 15, 2022
 Comments Issued: August 26, 2022
 Final Submittal & Formal Submittal (CSS): September 6, 2022
 Notice to proceed issued: September 12, 2022
 Agenda finalized & all fees paid by: September 14, 2022
 Tentative HPB meeting agenda date: November 8, 2022

SUBJECT: HPB21-0598, 7418 Harding Avenue.

Please provide a narrative response to the comments listed below.

1. ZONING
 - a. The applicant has requested the following variance:
 1. A variance to reduce by a maximum of 90 sq. ft. the minimum required unit size of 300 sq. ft. for Contributing buildings which are substantially retained and restored, in order to provide hotel unit sizes with a minimum of 210 sq. ft.
 - b. Sheet A-22, the patio area at the northwest corner of the site must comply with the 8'-0" required side setback. A walkway may connect from the east-west egress path to the patio.
2. DEFICIENCIES IN PRESENTATION
 - a. Indicate on ground level plan the location of the FPL transformer/vault (this equipment is not an allowable yard encroachment).
 - b. Note on plans the location of all exterior mechanical equipment such as condensing units.
 - c. Indicate on ground level plan the location of the trash room.

d. The entry doors for the ground level units on the north and south buildings appear to be floating in the air in the elevation drawings. Indicate steps.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends investigation of the 2nd level projecting balcony material and restoration of the existing material in lieu of the proposed coral stone cladding.
- b. Staff recommends that the window frames color be more consistent with the original casement windows such as clear anodized aluminum or powder coated grey or silver in lieu of the proposed "dark wood window frame".

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 CSS 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.

Document Name	Description
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LOI	Letter of Intent
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Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

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17. HPB Admin Review - Fail

Gabriela Freitas Ph: email: GabrielaFreitas@miamibeachfl.gov

Comments: Disclosure is incomplete. Please confirm, in writing, whether every individual holding a 5% or greater interest in the applicant/owner entities has been disclosed.

COMMENTS ISSUED BY 08/26/22

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 09/12/22

1. Advertisement - \$1,593
2. Posting - \$108
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 108
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 09/14/22

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 09/06/22, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Gabriela Freitas – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed, and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e., traffic studies, concurrency, etc., etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- 14 collated copies

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.
(Attn: Planning Department – Gabriela Freitas)

Please email label documents in excel format.

Should you have any further questions, please contact:

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18. Planning Landscape Review - Fail Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
Comments: Provide a tree survey and tree disposition plan. Refer to the Chapter 46 Tree Preservation Ordinance for tree protection and tree replacement/mitigation information. Note that the tree disposition plan shall be prepared by a Landscape Architect licensed in Florida.
Refer to the Chapter 126 Landscape Ordinance for the minimum landscape requirements and plans required.
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19. Parking - LUB Review - Not Reviewed Monica Beltran Ph: email: MonicaBeltran@miamibeachfl.gov
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20. Public Works - LUB Review - Not Reviewed Aaron Osborne Ph: email: aaronosborne@miamibeachfl.gov
Comments: General Correction
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21. Urban Forestry Group Review - Not Reviewed Omar Leon Ph: email: OmarLeon@miamibeachfl.gov
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22. Environmental Review - Not Reviewed Mitche Dalberiste Ph: email: MitcheDalberiste@miamibeachfl.gov
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23. Building Dept – DRC Review - Not Reviewed Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov
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24. Fire Review - Not Reviewed Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov
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25. HPB Plan Review - Fail James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov
Comments: DRC comments issued 2/4/2022
These comments are preliminary. Complete comments will be issued after first submittal.
1. The porte-cochere cannot extend past the rear property line
 2. The loading and drop off spaces have a 5'-0" rear setback
 3. The required side yard setback is 10'-0" not 8'-0"
 4. Provide variance diagrams
 5. Provide an historic resources report
 6. The renderings do not match the elevation drawings
 7. Sheet A-22 shows grade raised within the front yard
 8. The survey shall be updated to indicate grade at the center of property at the sidewalk and the existing side setbacks for the buildings
 9. There is no service or back of house areas, FPL transformer, trash room backflow preventers indicated on the site plan
 10. Provide restoration details of the buildings to remain
 11. Provide enlarged elevation drawings
 12. Indicate the location of all mechanical equipment
 13. The LOI should include the request for additional height as outlined in Section 142-870.15(c)(1) of the City Code
 14. Provide details of the front wall at the courtyard, staff recommends a design more appropriate to the existing architectural character
 15. Provide landscape plans
 16. The LOI should include an explanation of the new architecture and its relationship with the historic buildings to remain
 17. Staff recommends further development of all elevations of the new building
 18. Staff recommends a reduction of the pool area in order to introduce additional landscaping.
 19. Staff recommends that the stair on the rear of the new building be enclosed.
 20. Staff recommends the new building be reduced by 1 level to be more compatible with the historic buildings on the site and surrounding historic district.
 21. Staff recommends muntins be introduced on the windows of the building to remain in a configuration consistent with available historical documentation.
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26. Transportation - LUB Review - Pass Firat Akcay Ph: email: firatakay@miamibeachfl.gov
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27. Planning Landscape Review - Fail Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov
Comments: Refer to the Chapter 46 Tree Preservation Ordinance and the Chapter 126 Landscape Ordinance minimum landscape requirements and plans required by a Registered Landscape Architect.
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28. HPB Admin Review - Not Reviewed Lizbeth Bueno Ph: email: lizbethbueno@miamibeachfl.gov
Comments:
admin review not required at DRC
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