

Narrative Responses

HPB22-0515 SUBMITTAL

1665-1667 Washington Ave. Miami Beach Fl.

Date: 08.08.22

1. ZONING James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov

a. The fins may only project a maximum of 25% into the required rear yard setback. [Fins on rear set back revised not to encroach more than 25%](#)

b. Per section 142-339, the loading spaces shall be screened from view from Washington Avenue by a residential or commercial use. [Loading spaces have been screened using the same landscaped trellis system used along the alley to be consistent. Please see sheet L-2](#)

2. DEFICIENCIES IN PRESENTATION

a. Provide a sheet of color photos of proposed material samples and finishes. [Please see finish and material samples exhibit sheet A6.00 – A6.04](#)

b. Provide elevation drawings and details of the open-air driveway area including materials and finishes. [Please see finish and material samples exhibit sheet A6.00 – A6.04](#)

c. Provide details of the proposed fin elements and how they will be installed. [Please see Detail sheets A7.00. Engineering shop drawing will be provide dat the time of permitting.](#)

d. The plans do not show any type of frame elements or mullions for the glass windows, please indicate in plans and renderings. [All Glass Butt Joint Systems. No intermediate verticals needed, just glass-to-glass\). Florida Product Approval documents and technical data sheets attached.](#)

e. The colored elevations are not clear or understandable/complete. [Color elevations represent a color rendition of the traditional version. Finish notes where added.](#)

f. Provide details of the proposed landscaping trellis along the alley. . [Please see finish and material samples exhibit sheet A6.01](#)

g. Provide details of the proposed terrace and roof deck railings. [Please see Railing details on sheet A7.01 and Terrace layout on sheet L-2.1.](#)

h. Additional information is required to explain why the alley cannot be used as part of vehicular circulation for the site. [Please refere to Land Attorney Narrative](#)

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. In order to comply with 142-339, staff recommends that an enclosed air conditions room be provided for used for the valet operation. [Noted](#)

b. Staff recommends that the building wall along the north side be setback a minimum of 2'-0" in order to give additional room to the Greenview Hotel building and to match the design of the other

sides of the building. Noted, The North side setback already follows the Greenview Hotel other side setback and the historic character of the historic buildings that are setback along Washington Avenue. The other examples, of contributing building in along Washinton Avenue, do not have any side setbacks, unlike other neighborhoods where its prevalent.

c. Staff recommends exploring flipping the plan to move the elevator and stair towers away from the Greenview Hotel building. If cannot be accommodated, provide a written response indicating reasons. Noted, The Applicant's team has evaluated the possibility and in particular because of architectural and design reasons for the Project it can not be achieved. We welcome to discuss further prior to HPB hearing and continue to explore.

6.Urban Forestry Group Review - Fail: Jorge Nunez Ph: email: JorgeNunez@miamibeachfl.gov

The proposed construction may conflicts with the existing landscape. Projects that consists with the removal or relocation of existing trees and palms shall require a tree removal permit. Tree disposition and mitigation plan where added to the set, see sheet L-1 and L-1.1 Tree removal permit will be submitted accordingly.

Proposed landscape plans shall propose planting trees that are South Florida friendly and Florida Grade No.1 Standard. The proposed landscape material are south florida friendly and florida grade No.1 Standard, see note 4D, item II on sheet L-5.3

The species of trees selected should be a size adequate to the planting space available for the propose design of the building. Plans have been updated to comply with this requirement.

The project shall consider planting more native canopy trees in correlation with the proposed palms. More shaded areas shall be provided by the proposed design more specifically in the Right of Way areas. More native trees were added to the rooftop in order to have more shaded area. Also, in the right of way, landscape design was updated. See Sheets L-2, L-2.1, L-5 and L5.1