

February 6, 2023

Re: 4041 Collins Ave  
Miami Beach, FL 33140-3713  
Response to PLAN CORRECTIONS REPORT (HPB22-0553)

Please find below a table containing the responses to the Plan Corrections Report issued on January 30th in connection with the above-referenced project.

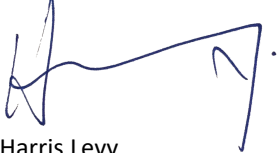
The comments are organized in response to the following sections.

3. HPB Plan Review

1. Zoning A to G.
2. Deficiencies in Presentation A to H.
3. Design Appropriateness A and B.

Should you need any additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Harris Levy', with a stylized flourish extending to the right.

Harris Levy,  
Principal

cc. Javier Avino  
Liana Kozlowski  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue 23rd Floor  
Miami, FL 33131

Review Type	COMMENTS	ARCHITECT'S RESPONSE
<b>HPB ZONING</b>	Reviewer: James Seiberling Date: 01/30/2023	
	A. No narrative was provided	A.1 – This document is the narrative to comments received
	B. The pool deck does not comply with the 10'-0" setback from the bulkhead line and the 15'-0" setback on the north side within the Oceanfront Overlay (Sec. 142-774(6) of the City Code)	B.1 See Revised plan sheets showing 4'-0" (w) wet deck around pool, revised to be outside of the 10'-0" setback. Architect and Landscape Architect working with Staff to refine hardscape versus turf at this area. See Sheets A-1.16, A-2.2, L-1.01, and L-1.10.
	C. The new stair at the east end of the north wing may require a variance as it appears that it is located within the north side setback (Sec. 142-247(a) of the City Code)	C.1 See Revised plan sheets showing new stair at east end of the north wing outside the side setback. See Sheets A-1.16, A-2.2, L-1.01, and L-1.10.
	D. The elevated pool deck has a minimum setback of 15'-0" from the north side property line (Sec. 142-1133(3) of the City Code) PROVIDE DIMENSION	D.1 See Revised plan sheets showing elevated pool deck outside the side setback with 15'-0" dimension provided. See Sheets A-1.16, A-2.2, L-1.01, and L-1.10.
	E. Sheet A-1.3, the 1930's house should be shaded orange, the stair at the SE corner of the tower addition appears to count as FAR	E.1 See Revised sheet A-1.3 and A-1.4 with 1930's house shaded orange.
	F. There are several areas on the existing and proposed FAR diagrams that are able to be excluded from FAR. Pease review exclusions in definition of FAR in section 114-1 of the City Code.	F.1 See Revised sheet A-1.3 and A-1.4 with shading revised per exclusions noted in section 114-1, specifically, additional open air area, FPL vault and Fire Protection areas.
G. Sheet A-1.4, the house should be shaded as FAR	G.1 See Revised sheet A-1.3 and A-1.4 with 1930's house shaded orange.	
<b>HPB Deficiencies in Presentation</b>	Reviewer: James Seiberling Date: 01/30/2023	
	A. The narrative of the historic resources must be expanded past 2003. NOT ADDRESSED. The timeline on page 7 is not sufficient.	A.1 See updated Historic Resources Report, prepared by Arthur J. Marcus Architect P.A. and dated February 1, 2023.
	B. Provide enlarged existing (demolition) and proposed interior elevation and plan drawings and color photos of the double height ground level entry to the 2nd floor lobby.	B.1 See Sheet A-2.6 and A-2.5 for requested plans and A-3.9, A-3.11 and A-3.12 for elevations. See A-5.0 for historic microfilm, proposed design which was executed under previous permit, with photos of conditions pre

		renovation. See sheet A-5.1 for current existing conditions and proposed rendering.
Review Type	<b>COMMENTS</b>	<b>ARCHITECT'S RESPONSE</b>
<b>HPB Deficiencies in Presentation (continued)</b>	<p>Reviewer: James Seiberling Date: 01/30/2023</p> <p>C. Provide enlarged existing (demolition) and proposed interior elevation and plan drawings and color photos of the existing 2nd level lounge and proposed lobby and lounge area.</p> <p>D. Provide enlarged existing (demolition) and proposed elevation, plan and section drawings of the 2nd level terrace new outdoor terrace and promenade</p> <p>E. Provide enlarged proposed elevation, plan and section drawings of the relocated 1930s house (indicate setbacks) and pool kitchen area</p> <p>F. Provide methodology from registered structural engineering regarding the relocation of the 1930s house.</p> <p>G. Provide renderings of all areas of proposed modifications</p> <p>H. The rendering of the 1930s house should be from the Beachwalk</p>	<p>C.1 See sheet A-2.8 for requested plans and A-3.10 A-3.11, A-3.12, A-3.13, A-3.14, for elevations. See A-5.2 for existing photos and proposed rendering.</p> <p>D.1 See sheet A-2.8 for requested plans and A-3.11, A-3.12, A-3.13, A-3.14, for elevations. See A-5.2 for existing photos and proposed rendering.</p> <p>E.1 See sheet A-3.15 for enlarged plan and exterior elevations of 1930's house. See sheet A-3.16 for sections of the 1930's house. Note existing interior finishes and elements are to remain.</p> <p>F.1 See sheet A-2.0 and A-2.1, top left corner of the page, for narrative of structural methodology. Please see letter provided by Brownie Structural Movers defining the Lifting and Relocation Plan.</p> <p>G.1 See sheets A-5.1 and A-5.2 for renderings of the 1940's entry and the 1940's 2nd floor interior lounge. Please see L.6.01 to L.6.03 for white model 3D views of the pool deck and landscape. Additional renderings for the 1930's house are in progress and are being developed with Staff. Final renderings will be presented and submitted into the record at the hearing.</p> <p>H.1 Renderings for the 1930's house are in progress and are being developed with Staff. Final renderings will be presented and submitted into the record at the hearing.</p>
Review Type	<b>COMMENTS</b>	<b>ARCHITECT'S RESPONSE</b>
<b>HPB</b>	<p>Reviewer: James Seiberling Date: 01/30/2023</p>	

<p><b>Design Appropriateness</b></p>	<p>A. Staff continues to evaluate the proposed relocation of the home, the plan show that the rear of the home is proposed to face the ocean, please clarify. Additionally, staff would recommend that at a minimum a strong visual connection to the Beachwalk be incorporated into the proposed plan.</p>	<p>A.1 Renderings for the 1930’s house are in progress and are being developed with Staff to provide visual connection to the Beachwalk. Final renderings will be presented and submitted into the record at the hearing.</p> <p>The rear of the 1930’s house has a covered patio area that is more conducive to the functionality of the outdoor space provided at the south east area of the property. The Applicant will be using the outdoor space for events, professional business meetings, small weddings or social gatherings. The covered patio area of the 1930’s allows for the interior of the house to be used in conjunction with the proposed outdoor space. The front door of the house faces an interior wall way that allows for a formal approach to this proposed function space.</p>
	<p>B. The design of the double height entry area is entirely out of character with oceanfront art deco hotels in Miami Beach. Staff recommends a design that is more consistent with the art deco period.</p>	<p>B.1. Refinement of the entry area is in progress in conjunction with Staff review. Indeed, the design team met with Staff on February 2, 2023 to discuss current concerns and formulate ideas for providing a design more consistent with the art deco period. Revised drawings and renderings will be presented and submitted into the record at the hearing.</p>