

MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address: 960 Ocean Dr
File Number:

Date: 11/22/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
1	Documents:		
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SEH)	X	
8	Plans:		
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPI vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions) if applicable	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings angle	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings) - Open & Closed	X	

Indicate N/A If Not Applicable

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ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	X	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)		
a	Identify: setbacks Height Drive aisle widths Streets and sidewalks widths		
b	# parking spaces & dimensions Loading spaces locations & dimensions		
c	# of bicycle parking spaces		
d	Interior and loading area location & dimensions		
e	Street level trash room location and dimensions		
f	Delivery route Sanitation operation Valet drop-off & pick-up Valet route in and out		
g	Valet route to and from auto-turn analysis for delivery and sanitation vehicles		
45	Floor Plan (dimensioned)		
a	Total floor area		
a	Identify # seats indoors outdoors seating in public right of way Total		
b	Occupancy load indoors and outdoors per venue Total when applicable		

Indicate N/A If Not Applicable

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46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package.	X	

- NOTES:
- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
 - B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
 - C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
 - D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
 - E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.


APPLICANT'S OR DESIGNEE'S SIGNATURE


Date

Indicate N/A If Not Applicable

Initials 

Ocean’s Ten
960 Ocean Drive
1st Submission Comments from HPB Staff

Comments from J. Seiberling:

First Submittal: November 29, 2016 Comments Issued: December 8, 2016 CAP Final Submittal: December 15, 2016 Notice to Proceed Issued: December 22, 2016 Scheduled Board Meeting Date: February 14, 2017 If revised plans are not submitted through CAP on or before December 15, 2016, the application will not move forward to the above noted meeting date. 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION a. Provide a recent signed and sealed survey b. Provide a complete set of color photos of the entire exterior of the building and courtyard c. Per the adopted design guidelines there is a minimum 5’ setback at the side property lines and retractable umbrellas have a maximum height of 9’-9”. d. Dimension the setback from the front property line to the columns of the retractable umbrellas. e. Provide renderings and elevation drawings of the retractable awnings and umbrellas in the closed position. f. Provide additional details of where the awnings will be attached to the building. g. Provide additional details of the retractable umbrellas including details in plan elevation and section. h. Show the angle of the proposed retractable umbrellas. i. Provide proposed fabric sample j. Dimension distance between canopies k. Provide additional dimensions on the plans and elevations 2. DESIGN/APPROPRIATENESS COMMENTS a. Staff cannot give a recommendation until all of the abovementioned items are provided. Yes 01/04/2017

General Correction General Correction First Submittal: December 27, 2016 Comments Issued: January 5, 2017 **CAP Final Submittal: January 12, 2017 Notice to Proceed Issued:** January 19, 2017 Scheduled Board Meeting Date: March 13, 2017 If revised plans are not submitted through CAP on or before January 12, 2017, the application will not move forward to the above noted meeting date. 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION a. **Provide a complete set of color photos of the entire exterior of the building and courtyard, NOT ADDRESSED, provide additional photos of the north elevation of the building and the covered porch area.** b. **The proposed canopy material and color must be specified on the plans. Provide a physical material sample at the hearing.** 2. DESIGN/APPROPRIATENESS COMMENTS a. **Staff visited the site on 12/29/16 and noted several Certificate of Appropriateness violations including the construction of the entryway structures, fake plants attached to the building, exterior speakers and lighting etc. Staff would strongly recommend that these violations be corrected prior to appearing before the Board.** b. Staff recommends these of individual umbrellas consistent with the Ocean Drive Sidewalk Café Design Guidelines in lieu of a retractable system.

Please note that the following fees will be invoiced at the time of the final submittal: 1. Advertisement-\$1,500 2. Board Order Recording- \$100 3. Posting (per site)- \$100 4. Courier (per package)- \$70 5. Mail Label Fee (\$4 per mailing label) - \$668 Total Outstanding Balance = **\$2,438**

General Correction General Correction In addition to the fees, the following shall be **provided to the Department no later than January 23**, final submittal deadline: •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. •One (1) original signed, sealed and dated Survey. •Any additional information/ documents provided. • 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided. • 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. NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

January 12, 2017
Response to 1st Submission Comments from HPB January 5, 2017
Ocean’s Ten - 960 Ocean Drive

Comments from J. Seiberling:
Correction First Submittal: December 27, 2016 Comments Issued: January 5, 2017 CAP Final Submittal: January 12, 2017 Notice to Proceed Issued: January 19, 2017 Scheduled Board Meeting Date: March 13, 2017 If revised plans are not submitted through CAP on or before January 12, 2017, the application will not move forward to the above noted meeting date.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
- a. Provide a complete set of color photos of the entire exterior of the building and courtyard, NOT ADDRESSED, provide additional photos of the north elevation of the building and the covered porch area.
Response: A complete set of colored photos with their description has been added to this package. This includes elevation panoramic photos along with a few detail photos of the existing conditions.
- b. The proposed canopy material and color must be specified on the plans. Provide a physical material sample at the hearing.
Response: The White Tenara fabric is now specified in the drawings. A physical sample will be brought to the hearing. This material and color was also used at Juvia, 1111 Lincoln Road.

2. DESIGN/APPROPRIATENESS COMMENTS
- a. Staff visited the site on 12/29/16 and noted several Certificate of Appropriateness violations including the construction of the entryway structures, fake plants attached to the building, exterior speakers and lighting etc. Staff would strongly recommend that these violations be corrected prior to appearing before the Board.
Response: The entryway structures, faux column plants, speakers, lights, etc... are noted as violations and are in the process of being removed. The photos in this package were taken before the removal process started.
- b. Staff recommends these of individual umbrellas consistent with the Ocean Drive Sidewalk Café Design Guidelines in lieu of a retractable system.
Response: We propose the retractable awning system in lieu of umbrellas as it will provide more sidewalk clearance than umbrella stands provide now. The proposed retractable system eliminates all objects (except for seating) in front of the Historic Building and will provide a considerably less-obstructed, ‘clean,’ view of the building’s facade and arches. Please refer to detail photo conditions on pages 23-24.

Comments from Victor Nunez:
Please note that the following fees will be invoiced at the time of the final submittal: 1. Advertisement-\$1,500 2. Board Order Recording- \$100 3. Posting (per site)- \$100 4. Courier (per package)- \$70 5. Mail Label Fee (\$4 per mailing label) - \$668 Total Outstanding Balance = \$2,438
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EDISON HOTEL

960 Ocean Drive

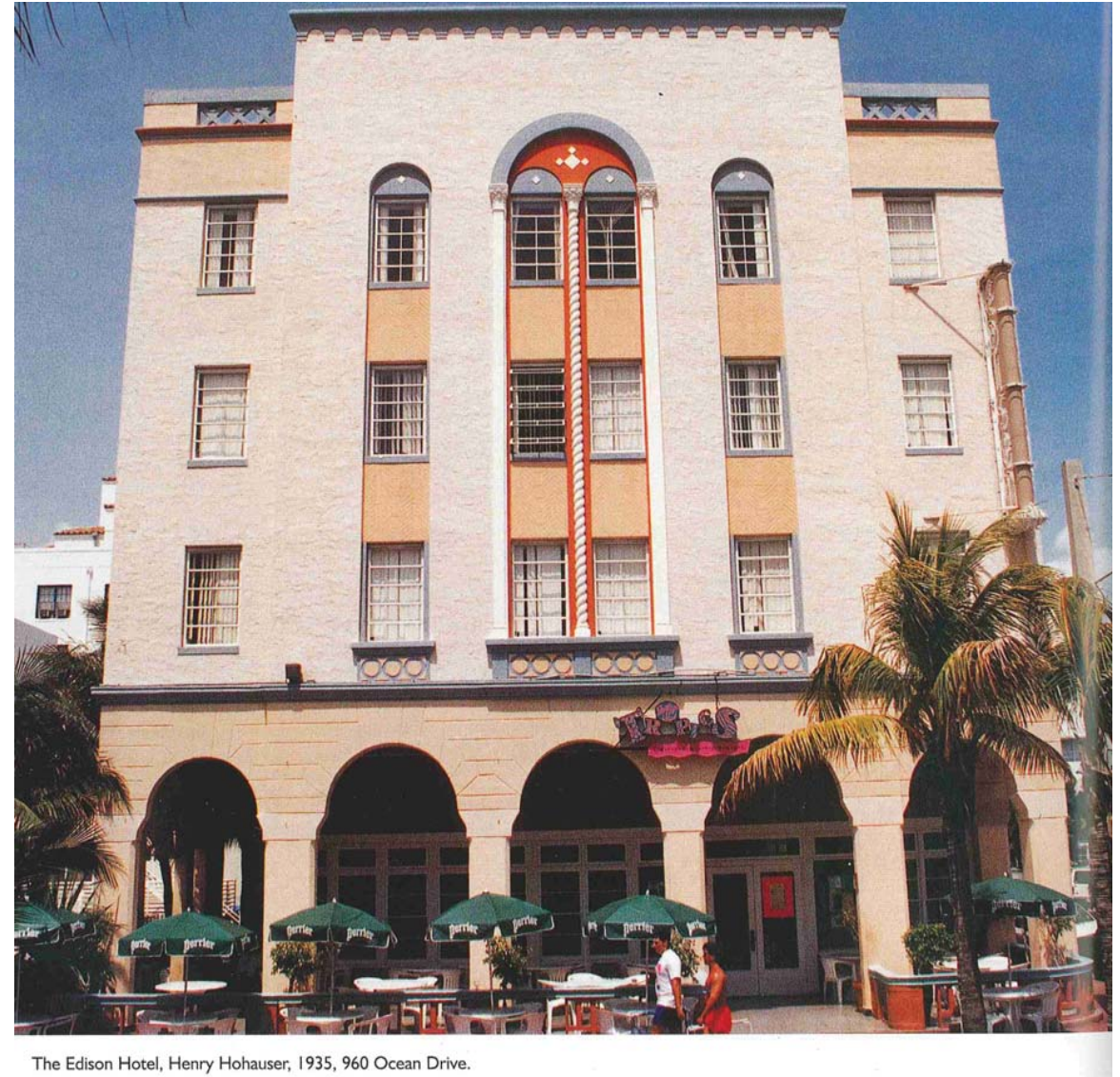
Miami Beach was incorporated as a town in 1915, with Ocean Drive and Lummus Park as its “front yard.” In the 1920s this area was first developed with a scattering of small hotels, seasonal rooming houses and homes. A small, plain, one-story commercial building was constructed on this site in 1929 and served as a food store in the early 1930s.

The Edison Hotel was built here in 1935 as a four-story hotel designed by Henry Hohauser, the city’s most prolific and perhaps best-known Art Deco architect. Hohauser (1895-1963) came from New York and designed hundreds of buildings here, including, on Ocean Drive alone, the Century, Colony, Cardozo, Congress, Crescent, and Park Central Hotels.

The design of the Edison has elements of both Mediterranean and Art Deco architectural styles, and can be classified as Med-Deco Transitional. Notable features on the east façade are the “layered” setbacks, the three-stories-tall twisted column, rounded arches, decorated parapet, and faux balcony. The hotel entrance and lobby face north on 10th Street, where the façade features more twisted columns, a bracketed balcony, and a triple-arched vestibule.

When the Edison was constructed, the earlier store building was not demolished but was incorporated into the first-floor terrace and still exists in the bar area. The arched terrace facing Ocean Drive, enclosed in later years, was returned to its original open state in 2011.

The Edison was built by Russian immigrant Morris Zarrow, a merchant from Albany, New York, who paid the Edison Hotel in New York City for rights



The Edison Hotel, Henry Hohauser, 1935, 960 Ocean Drive.

to the name. Many Miami Beach hotels were named for famous hotels elsewhere, to draw on their reputation. In addition, Thomas Edison, who had a winter home in Ft. Myers, Florida, and once visited his friend, tire magnate Harvey Firestone in Miami Beach, had just died in 1931.

During World War II, the Edison was among the hundreds of Miami Beach buildings used by the U.S. Army Air Forces for military training. Tourists were turned away and hotels became barracks, restaurants served as mess halls, theaters became classrooms, and thousands of new recruits trained daily on the beaches, streets, and golf courses. The Edison returned to civilian use on July 7, 1944.

---Carolyn Klepser, researcher
(Orig. Nov 14 2011)