

Nov 05, 2023

Historic Preservation Board
HPB23-0598
125 Ocean Dr. Unit 603 & 703
Miami Beach, FL 33139

HPB Plan Review • Fail • Seiberling James • Completed : 10/26/2023

First Submittal: October 15, 2023

Comments Issued: October 26, 2023

Final Submittal & Formal Submittal (CSS): November 5, 2023

Notice to proceed issued: November 15, 2023 Agenda finalized & all fees paid by: November 17, 2023

Tentative HPB meeting agenda date: January 9, 2024

SUBJECT: HPB23-0597, 125 Ocean Drive.

Please provide a narrative response to the comments listed below.

1. ZONING

a. The existing height of the building is 70'-9" measured from 10'-11" NGVD to the top of the roof slab at 81'-8". Update all heights to match and provide an overall existing height measurement on an overall elevation drawing.

R/ ALL HEIGHT MEASUREMENTS IN THE EXISTING BUILDING HAVE BEEN UPDATED

b. All heights shall be noted in NGVD.

R/ ALL HEIGHT MEASUREMENTS ARE UPDATED WITH THE NGVD

c. The roof counter and associated equipment shall not exceed the overall maximum height of 75'. Dimension the height of these elements.

R/ THE EXISTING COUNTERS ON THE ROOF TERRACE WILL BE REMODELED AND WILL RETAIN THE SAME HEIGHT AS THE EXISTING 74'-6 1/8" (85.42' NGVD), THUS COMPLYING WITH THE 75' REGULATION.SEE SHEET A.3.2, & A.4.0

d. For the FAR calculation, provide the previous zoning legend from permit B0506878 sheet A1.00 which indicates the existing FAR is 126,020 and the maximum FAR is 127,542. Only the portion of the spiral stair that is covered by stair above counts as new FAR. Provide a detail drawing of the proposed FAR for the spiral stair.

R/ THE CALCULATION OF THE FAR WAS UPDATED ACCORDING TO PERMIT #B0506878 SEE SHEET A.2.0

e. Please note that only retractable canopies with a fabric roof are excluded from FAR. Canopies with a solid roof, metal roof, louver roof, retractable metal louver roof etc do count as FAR. Staff recommends providing fabric roofs. If another type of roof is proposed, it will count as FAR and detail drawings for FAR like the stair should be provided and included in the proposed FAR calculation.

R/ THE CANOPIES TO BE PROVIDED SHALL BE OF RETRACTABLE FABRIC SEE ELEVATIONS AND SECTIONS IN SHEETS A.3.2 & A.4.0.

2. DEFICIENCIES IN PRESENTATION

a. None

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. None

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.

HPB Admin Review • Fail • Freitas Gabriela • Completed : 10/24/2023

Administrative Comments

COMMENTS ISSUED BY 10/24/23

Final electronic submittal is due by 11/05/23

The following fees will be invoiced prior to the Notice to Proceed deadline 11/15/23

1. Mail Label Fee
2. Advertisement
3. Board Order Recording
4. Courier
5. Posting
6. Variance(s) (If required)
7. Sq. Ft Fee (If required)

Final paper submittal shall be provided before 12 p.m. (Tardiness may affect being placed on the agenda) and ALL FEES MUST BE PAID BY 11/17/23

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document that were submitted electronically, 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 for Final Submittal 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, reports, etc.).
- A CD/DVD containing a digital version of the documents and plans submitted – USBs will NOT be accepted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB).
- Each file document must be labeled by day of submittal and document name.
- 14 collated copies

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

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

Administrative Comments

COMMENTS ISSUED BY 10/24/23

Please have the following comments corrected/submitted by Final Submittal:

- 1) File size for documents must not exceed 25MB in size each.
- 2) Submit owners mail labels in Excel.
- 3) Submit signed, sealed and dated Survey.
- 4) Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.
- 5) Page 1 of Application: Applicant Information must be filled out if different than owner.
- 6) Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit signed and notarized affidavit per speaker.