



ARCHITECTURE INTERIOR DESIGN PLANNING

**1901 Collins Ave Shore Club PB 24-0679**

Comments and Responses  
07/25/2024

Miami Beach Planning.

Subject: Narrative Responses.

Comments: 14. Operational plan/Tandem parking: Tandem parking spaces may be utilized for self-parking only in multifamily residential buildings and shall have a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner. Clarify/revise the use of these spaces; per OP: "The resident will be able to self-park in non-lift spots on their own."

Response. Yes, Tandem parking is assigned to same unit owner. Covenant shall be provided prior to building permit for tandem spaces.

15. OP: Provide operations and hours for Deliveries and sanitation.

Response: A general description of deliveries and sanitation operation has been added to the operations plan. However, Section 5.6.11(b)(3)(e) provides that for mechanical parking an operations plan providing only hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures must be provided. Deliveries and sanitation are outside the scope of this application. The operational details related to deliveries and sanitation have not been determined yet as the hotel is still several years away from becoming operational. Future applications by the hotel operator will define the detailed operations and hours for deliveries and sanitation.

12. Plans A-3.0: label/number each parking space, provide dimensions for the tandem parking spaces. Provide a plan for the pit area and show how many cars/spaces are there.

Response. Please see updated sheet A-3.0 with numberings and dimensions.

8. If the applicant is using 2000 Collins Avenue for parking, provide an updated parking analysis plan for this location to verify that there is a surplus of parking spaces and that is consistent with this request.



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Response. Offsite parking will be at 237 20th Street/2000 Collins Ave which is located approximately 530 feet from the site. Kimley-Horn and Associates, Inc. has prepared an updated traffic assessment for the proposed redevelopment, which has been submitted and approved by the Transportation Department. See File No. TRN24-0006.

The analysis of available surplus parking at the off-site garage is not within the scope of this request. The analysis was provided and approved in January 2024.

9. Demonstrate compliance with 5.2.8 in terms of unity of title, covenant in lieu. Lease etc. as applicable.

Response. This application seeks approval of a mechanical parking system for on-site parking that satisfies a portion of the parking project's requirement. Therefore, 5.2.8 is not relevant to this application. The required covenant in lieu will be signed and recorded prior to building permit if the Applicant chooses to proceed with off-site parking. The Applicant reserves the right to satisfy parking requirements through alternative means, including payment of a fee in lieu, reduction in required parking pursuant to Alternative Parking Incentives, or providing a different location for off-site parking.

6. LOI: please state how many parking spaces are going to be parked off-site and the location. This should be also stated in the plans zoning data and operational plan. Provide the address of the off-site parking garage.

Response. LOI revised. However, the Applicant reserves the right to satisfy the applicable parking requirement through any means permitted by the Code, including on-site parking, off-site parking, or payment of fee in lieu.

Off-site parking will be at 237 20th Street/2000 Collins Avenue.

2. Provide a survey per checklist item 10 and 11b. Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area.

Response. Please see attached S&S survey.

10. Plans: zoning data: include board file number.

Response. Information added to page A-0.2

5. Mechanical parking review criteria, provide code section that you are addressing. Mechanical parking shall respond to 5.2.11.b.3.A.1 to 2 and 5.2.11.e.1 to 7. and 5.2.11.f.1 to 7. Provide questions and answers.

Response. Refer to revised Sheet A-2-2 and LOI for compliance with Section 5.2.11.b.3.A.1 and 2. Refer to LOI for responses to criteria.



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7. LOI: Update/clarify analysis on page 2, there is no 75 parking spaces, clarify that on this proposal there will be only 12 spaces on site.

Response. The alternative parking plan in Sheet A-2-2 provides 75 spaces. However, 12 spaces on site will be added to Zoning Page A-0.2 for confirmation.

13. Section A-5.1: show all the automobiles that can fit on the lift system on the pit level and basement/parking 1 level.

Response. Please see revised sheet A-5.1

11. Plans: A-3.0 : separate the loading area plan on a different page.

Response. Noted please see new sheet A-3.1

4. LOI/Plans/operational plan: revise number of hotel units LOI=110, plans=76 Revise.

Response: The LOI states that the project approved by the HPB contained 110 hotel units, which is true. The version of the project moving forward is less intense with only 76 hotel units and 49 residential units. However, the HPB approved 110 hotel units and 80 residential units.

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