

PROJECT NUMBER: 23-842
PROJECT ADDRESS: 910 MARSEILLE DRIVE & 7116 BAY DRIVE, MIAMI BEACH, FLORIDA 33141
HPB24-0629

DATE OF COMMENTS: 02/22/25
COMPLETED: 03/09/2025

MARSEILLE RESIDENTIAL BUILDING

1. The 3rd and 4th level floor plans are not consistent with the elevation drawings and renderings with respect to the balconies and terraces at the front of the building.

See Pages SPA-203, SPA-204, SPA-205, SPA-501, SPA-502, SPA-503 & SPA-504.
The Balconies and Terraces layout have been updated to be the exact design shown on the renderings.
2. The portion of the outdoor terrace at the third level that is covered counts as F.A.R.

See Pages SPA-006 & SPA-204.
The covered portion of the front terrace at the 3rd level has been reduced. And it is now included in the F.A.R. calculation on page SPA-006.
3. The portion of the outdoor terrace at the fourth level that is covered counts as F.A.R. If the roof is substantially open (minimum of 50%), this area could be excluded from the F.A.R.

See Pages SPA-006 & SPA-205
The outdoor terrace at the fourth level is now substantially open at a minimum of 50% and is now excluded from the F.A.R. calculation on page SPA-006.
4. At the mezzanine level, the elevator and trash chute do not stop at this level and do not count as F.A.R.

See Page SPA-006 & Page SPA-201.
At the mezzanine level, the elevator and trash chute are removed from the F.A.R. calculation.
5. At the mezzanine level, only the portion of the stairs that are not counted at the ground level should be included in the F.A.R.

See Page SPA-006 & Page SPA-201.
At the mezzanine level, the elevator and trash chute are removed from the F.A.R. calculation.
6. At the mezzanine level, the domestic pump room does not count as F.A.R.

See Page SPA-006 & Page SPA-201.
At the mezzanine level, the domestic pump room is removed from the F.A.R. calculation.

THE COMMENTS FOR APPLICATION "HPB24-0629" ARE ANSWERED BY NICOLAS TREMBLAY AND KEVIN MANDRINI ON MARCH 6TH 2025.