

MEMORANDUM

TO: Ms. Deborah Tackett
Mr. James Seiberling
Ms. Gabriela Freitas

FROM: Carter N. McDowell
Nicholas A. Noto

DATE: August 4, 2024

RE: HPB- 4041 Collins Avenue - Staff First Review Comments - Applicant's Responses

HPB Plan Review • Fail • Seiberling James • Completed : 07/25/2024

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

1. Sheet ID-4.10, the FAR chart is blurry.

Acknowledged, see Sheet ID-4.10.

2. Sheet ID-7.05 & 7.05, dimension all driveways.

Acknowledged, see Sheets ID-7.05 and ID-7.06.

3. Provide a rendering of the new front yard configuration.

Acknowledged, see Sheet ID-9.07.

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

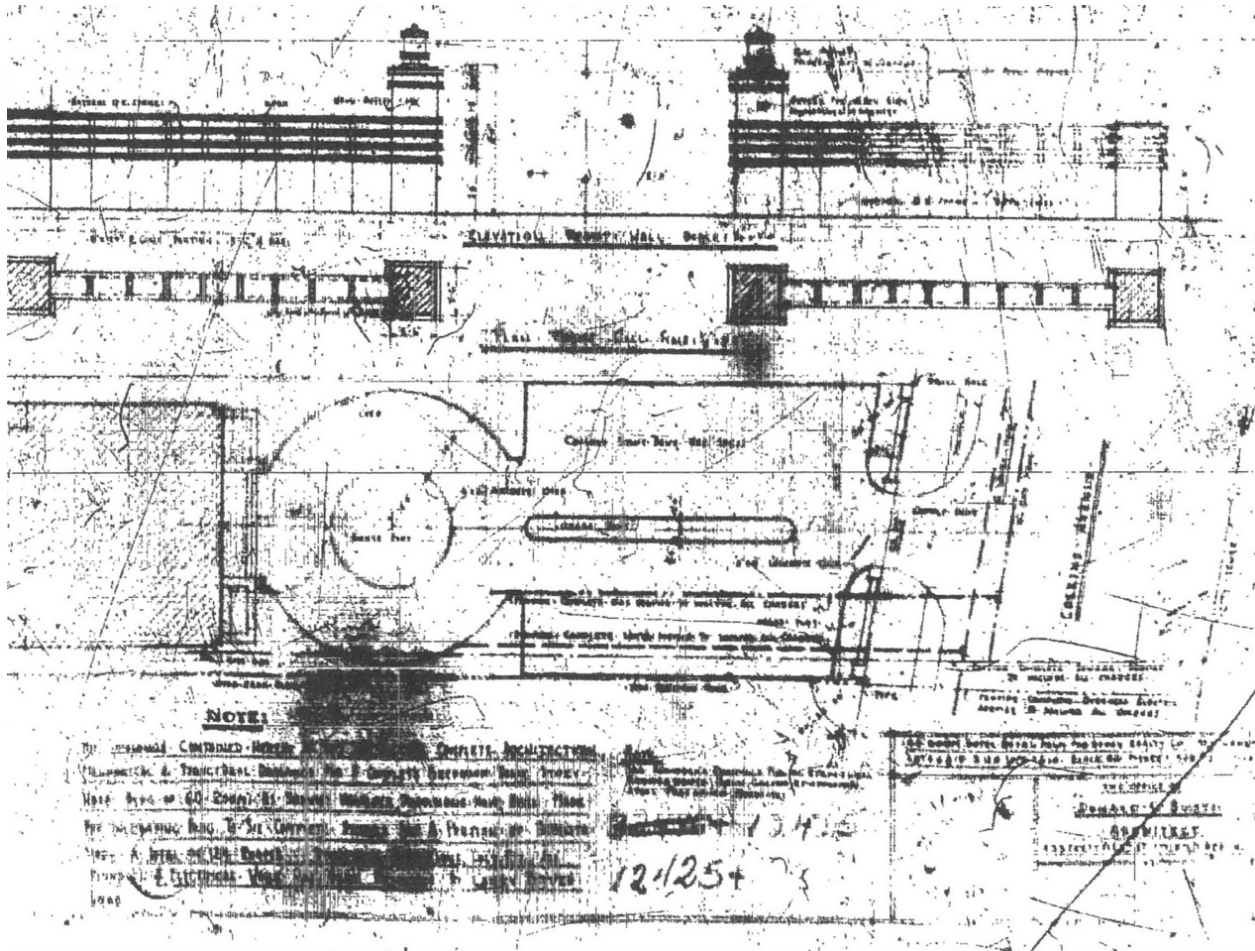
1. The existing driveway configuration is substantially consistent with the historical configuration. Staff is not supportive of the proposed modifications and believes the circulation issues can be resolved by making the southern driveway the entrance, the northern driveway the exit and creating a driveway within the landscaped center area to allow cars to circle back to the garage entrance without having to exit the property.

The modification to the driveway configuration is a return to its original design. As noted in our Historic Resources Report, when originally constructed in 1939 the Royal Palm was only four stories tall and contained 60 guest rooms. Included below is an enlarged screen shot of the original driveway plan on the 1939 drawings. There were no other original driveway drawings found by our historian.

We have additionally provided a justification statement from our traffic engineer in our final submittal. As you'll note from the memo, the redesign to its historic

configuration actually enables the site to best comply with current Florida Department of Transportation access management criteria and is not being requested for purely aesthetic purposes. It is also why we cannot simply reverse the existing traffic pattern.

We are hopeful that this additional information will allow staff to support our design.



HPB Admin Review • Fail • Freitas Gabriela • Completed : 07/23/2024

1. All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Acknowledged.

2. Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.

Acknowledged.

3. Page 6 of Application: Disclosure must include all owners with corresponding percentages (%) of ownership for anyone that holds 5% or more.

Acknowledged. Per discussion, updated ownership disclosure attached to final submittal application.

4. Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.

Acknowledged. Per discussion, updated ownership disclosure attached to final submittal application.