



ARCHITECTURE INTERIOR DESIGN PLANNING

Project: 1 Collins Ave - One Ocean Restaurant

1 Collins Ave – CU 1 and CU 2 , Miami Beach, FL 33139

Subject: Plan Corrections Report Responses

DRB23-0972

From: Chris Zaney

Revision: DRB Final Submittal

Date: 2023-11-03

ARCH
NARRATIVE

1. Application Completeness

- a. Provide a copy of the original survey included in plan package. See No. 10 on the checklist for survey requirements.

KKAID Response: Provided. Original survey included in package.

- b. Include a context Location Plan, Min 8.5" x 11" Color Aerial ½-mile radius, identifying project and showing name of streets (No Google Images).

KKAID Response: Please location plan with ½-mile radius in Cover Sheet A0.00.

- c. Current color photographs, dated, Min 4" x 6" of context, corner to corner, across the street and surrounding properties shall be submitted.

KKAID Response: Refer to sheet A6.00 and A6.01 for existing photographs of exterior surrounding areas, as well as interior.

- d. If applicable, provide demolition floor plans and elevation plans for the modification of the openings.

KKAID Response: Demolition floor plan and elevations have been provided. See sheet A0.10 and A0.11 for modification of the openings.

- e. Provide proposed elevations and color renderings that showcase the new openings, metal canopy, and landscape improvements.

KKAID Response: Refer to A4.00 and A5.00 for elevations and sections showcasing the modification of openings, retractable canopy and landscape improvements (planters suggested by the Condo, to provide privacy and block sound to the Condo). Also, please see color renderings on sheets A7.00 (Enlarged Sheet for Retractable Canopy), A7.01, A7.02, A7.03.

2. Architectural Representation



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- a. Include the cost of estimate under a separate cover or in the letter of intent.

KKAID Response: To be provided by ownership.

- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

KKAID Response: Provided. See updated Cover Sheet A0.00.

- c. Final Submittal drawings need to be DATED, SIGNED AND SEALED.

KKAID Response: Noted.

3. Design Recommendations

- a. The retractable metal canopy shall be included in the F.A.R calculation.

KKAID Response: Please see Exhibit A attached. After further conversation with Michael Belush – Planning & Design Officer, retractable canopy should not count towards FAR.

- b. Include the F.A.R calculation for all levels of the building with the new addition of the metal canopy structure.

KKAID Response: Please see Exhibit A attached. After further conversation with Michael Belush – Planning & Design Officer, retractable canopy should not count towards FAR.

- c. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

KKAID Response: Proposed storefronts facing Ocean Drive and South Pointe are to match existing storefronts - same level of transparency and color. Applied Opaque Black Film is only being proposed on the interior garden façade to provide more privacy. See sheet A2.00 for dashed line indicating the extent of the applied opaque black film.

- d. The proposed kitchen exhaust shall be painted to match the existing building color.

KKAID Response: Note added in sheet A3.00, indicating that the proposed kitchen exhaust will match existing building color.

- e. Provide a written narrative with responses.

KKAID Response: Provided.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Nicholas J. Rodriguez-Caballero

From: Belush, Michael <MichaelBelush@miamibeachfl.gov>
Sent: Tuesday, October 31, 2023 5:19 PM
To: Nicholas J. Rodriguez-Caballero; Deschamps, Giselle
Cc: Maidoly Telleria; Freitas, Gabriela
Subject: Re: DRB23-0972 - 1 Collins Ave - CU 1 and CU 2- FIRST SUBMITTAL

Sorry, Giselle was not part of our prior meetings. The canopy does not count as FAR, and the film covering is subject to the DRB review, and we do not have an issue with it in this case and location.

MIAMIBEACH

Michael Belush, *Planning & Design Officer*
PLANNING DEPARTMENT
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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.
It's easy being Green! Please consider our environment before printing this email.

From: Nicholas J. Rodriguez-Caballero <nrodriguez@brzoninglaw.com>
Date: Tuesday, October 31, 2023 at 5:13 PM
To: Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>, Belush, Michael <MichaelBelush@miamibeachfl.gov>
Cc: Maidoly Telleria <Mtelleria@brzoninglaw.com>, Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: RE: DRB23-0972 - 1 Collins Ave - CU 1 and CU 2- FIRST SUBMITTAL

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hi Giselle and Michael,

Thank you for your comments. We have two questions we would like to clarify with you:

- In comment 4.a. you state "the retractable metal canopy shall be included in the FAR calculation." Can you clarify why this canopy is considered FAR? As shown below, the canopy material is fabric. Only the frame is metal. There are some inserts between each canopy unit to allow the design to match the curve of the building. Our understanding is that these types of canopies are not considered floor area.



- Comment 4.c. states the “opaque film is not permitted on the storefront.” The film is only proposed on the garden facing storefront windows that do not face the public ROW. Blocking these windows is a requirement of the CUP at the request of the condo building. We discussed using the opaque film at our pre-application meeting with Michael and it was agreed it would be permitted, but only along the portion of the storefront glass that faces the garden and up to the edge of the northernmost column. See below. Please confirm this is permitted.