

December 10, 2023

To: City of Miami Beach Building Department – Historic Preservation
1700 Convention Center Drive, Miami Beach, FL 33139
RE: Response to Comments Issued on November 30, 2023
1435 Collins Avenue
Process #: HPB23-0599

To Whom It May Concern,

Please find the narrative for the review comments below. If you have further questions, please contact me at your earliest convenience.

Sincerely,
Kenneth C. Dyman
AR99987

ZONING

1a	The required side interior setback for the new canopy is a minimum of 5'-0"; as proposed a variance is required. The proposed setback from the north side interior property line to the canopy is not consistent throughout the plans. Since this setback is the subject of a variance, the exact setback must be provided.	See clarified setbacks on Site plan and provided Variance diagram.
1b	Provide a variance diagram.	See provided Variance diagram.
1c	Request variance in letter of intent and respond to the variance criteria.	See added variance request description to the LOI.
1d	The new canopy may only project 25% (2'-6") into the required front yard setback. On the site plan, indicate the required front yard setback (10'-0") with a dashed line and dimension the canopy project into the required front yard.	See the 15.5" canopy projection dimension into the front setback provided on the Site Plan, less than the 25% maximum. This projection shall match the existing eyebrow projection into the front setback.
1e	The west extension of the bar building (not including the trash room) counts as FAR. Provide existing and proposed FAR diagrams and calculations or remove the small portion of FAR from the project.	The added small portion next to the Trash Room has been removed from the proposed.

DEFICIENCIES IN PRESENTATION

2a	Include microfilm plans 1 as part of the historic resources report. The other microfilm provided is not need, please remove from submittal. Staff has located the microfilm for the front elevation addition #33033 and will be emailed to the architect. Please include in historic resources report.	The Microfilm files have been revised as per request.
2b	Provide a materials page with color photos of all proposed exterior materials and finishes. Include a photo of the proposed pavers.	Materials page now provided. Photo of the proposed pavers (color, scale and pattern) also provided.

DESIGN/APPROPRIATENESS COMMENTS/RECOMMENDATIONS

3a	Staff recommends that the face of the canopy be simplified and clad in metal to contrast with the 1950s existing eyebrows.	The new canopy shall be completely clad in metal.
3b	Staff recommends that the canopy roof element be thinned, separated from the existing eyebrow structure and aligned with the top of the porch parapet.	The top of the proposed canopy is aligned with the top of the existing eyebrow parapet. The fascia height of the proposed was thinned by having a reveal between the proposed and existing canopies.
3c	c. Staff recommends that the applicant restore the 1950s porch railings and metal grille within the diamond shaped recess. See microfilm 33033.	See proposed Canopy Option A plans, which includes a façade design that restores the 1950s porch railings and metal grille within the diamond recess as per the microfilm. Note that we are requesting a slight modification to the placement of the metal grille at the recess so space for signage can be accommodated. Our previous porch railing concept is retained in the Canopy Option B plans.
3d	Staff recommends that the design of the gate and fence reference the 1950s railing design.	See proposed Canopy Option A plans, which includes a gate and fence design that references the 1950s design. Our previous gate and porch railing concept is retained in the Canopy Option B plans.