

January 3, 2025

James Seiberling
Miami Beach Planning Department
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RE: **1825 COLLINS AVE / Nautilus Sonesta**
Miami Beach / Plan Case HPB24-0643
1825 Collins Avenue
Miami Beach, FL 33139

Mr. Seiberling,

In reference to the above referenced project, Campo Architecture & Interior Design, LLC, as the Architect of Record (AOR), is pleased to submit the following response to the City of Miami Beach Plan Corrections Report, issued on 12/27/24.

HPB Plan Review: Fail

DEFICIENCIES IN PRESENTATION

1. Provide an Historic Resources Report
CAMPO RESPONSE: Historic Resources Report is pending submission per discussions with City Staff.
2. Indicate property lines on all floor plans
CAMPO RESPONSE: Property lines have been added to all floor plans.
3. Based on the survey, the art sphere appears to be located within or partially within the right-of-way. The required front yard setback for a sculpture is 20'-0".
**CAMPO RESPONSE: The sphere being proposed functions as a detached sign in front of the property, in conformance with the criteria set forth by 6.2.7 of the Miami Beach Resiliency Code.
Refer to HPB-A201.01A for the sign design, size and location. Subject to the review and approval of the Public Works Department, the intent is for the sign to be located approximately where the previous "ARLO" detached sign was located, which is partially in the Public Right of Way.**
4. Provide larger scale plan and elevation drawings of the new café area within the lobby.
CAMPO RESPONSE: Refer to Sheet A201.01B for the enlarged plan and elevation of the proposed new café area within the lobby. Elevations and Sections are provided on Sheet HPB-A201.01C.
5. Provide plan and elevation drawings of all new structures within the rear yard.
CAMPO RESPONSE: Refer to sheets HPB-201.05A and HPB-201.05B for enlarged plans and elevations of the proposed structures within the rear yard.
6. Sheet A201.04, the replacement of the entire cabana may result in the loss of any non-conforming setbacks.
CAMPO RESPONSE: The cabanas will not be replaced. The intent is to repair the existing cabanas. Only deteriorated elements will be replaced in kind if required. For further

clarification of the design intent the note on Sheet A201.04 has been revised to “REFURBISH AND REPAIR EXISTING CABANAS”.

In conformance with Section 2.12.8(b)(4)(A) of the City’s Code, at least 66 percent of the remaining interior side walls, exclusive of window openings to be retained.

7. Sheet A250.01, one trellis appears to be located partially within the dune south side setback.

CAMPO RESPONSE: The trellis footprint has been revised so it does not extend into the dune south side setback.

8. Provide a sample of the crushed granite for further review. Provide image of crushed granite in plans.

CAMPO RESPONSE: Reference A201.05 for photo of the proposed crushed granite.

A physical sample of the crushed granite has been sent via courier for delivery in the between to the City of Miami Beach; Attn: Deborah Tackett at 1700 Convention Center Drive, Miami Beach, FL 33139.

DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff is concerned with the introduction of solid walls and partially solid walls within the lobby. Staff recommends floor to ceiling glass as shown in the example images on Sheet A201.01C.

CAMPO RESPONSE: The proposed curved glass wall south of the Café, between the Lobby and Holiday Club, has been eliminated. This area will remain open between the Lobby and Holiday Club. The proposed glazing at the new partition between the Café and Holiday Club will be extended to the ceiling as recommended. Reference updated Sheets A201.01, A201.01B and A201.01C.

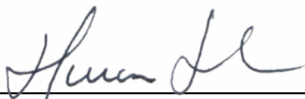
2. Staff recommends a much lighter intervention for the introduction of the café within the lobby including the elimination of the large wall areas at the rear and minimizing the overhead racks. Both recommendations help to maintain a visual connection from the front to the rear lobby areas.

CAMPO RESPONSE: The overhead rack will be simplified to help with the visual connection between the Lobby and lounge. Refer to revised elevations on Sheet A201.01B and A201.01C.

We look forward to your review of the enclosed responses.

Sincerely,

Campo Architecture & Interior Design, LLC


Miriam Salas, AIA, LEED AP
Partner | Studio Director

cc: The RMR Group
Shutts & Bowen LLP

Enclosed:
01-05-2025 Plans
01-05-2025 Survey
01-02-2025 Landscape Tree Disposition and
Planting Plans
01-05-2025 Landscape Arborist Report
01-05-2025 Landscape Tree Survey