

DATE: 07/13/2025
City Comments
TO: City of Miami Beach HPB Department
RE: Comments for HPB25-0652 (3979 and 6985 Collins Avenue)

Narrative Response to City of Miami Beach HPB Dept. Comments (Process number HPB25-0652):

Responses in RED

Deficiency Comments:

1. FAR Diagrams, only trash rooms at the ground level are excluded from FAR. The trash room, trash chute and adjacent chase at each level with the exception of the ground level, count.

All sheets have been corrected to include the trash areas above the ground floor. See sheets A011 – A016 for all FAR diagrams above the ground floor.
2. The dune preservation overlay is the area between the erosion control line and the bulkhead line. All decking/walkways within this area must be composed of wood.

Notes have been placed indicating the decking is comprised of ipe wood. See sheets A020 and A030.
3. The oceanfront overlay extends west of the bulkhead line for 50'.

The setback has been noted on sheets A101 – A107.
4. The oceanfront overlay has a 10'-0" setback measured from the bulkhead to the west. The pool deck does not comply with this requirement.

The pool deck has been pulled back in all directions. See sheets A101, A020 and A030.
5. Both the dune preservation overlay and the oceanfront overlays have a minimum side setback of 15'-0" for the entire overlay areas.

The setback been dimensioned. See sheets A101, A020 and A030.
6. The paving within the north, south and west side setbacks is excessive.

1,438 square feet of additional greenspace on those sides has been added. See sheet A101 and landscape sheets.
7. Further develop the detail elevation section and plan of the arched façade details and glass wall or mesh screening behind on sheets A602 and A603. Provide a three-dimensional drawing detail. The detail elevations do not match the sections.

Sheets A602 and A603 have been modified to match and to provide greater detail.
8. There appear to be 82 parking spaces provided. The retail has a parking requirement that is not calculated. Parking can be provided or a fee in lieu of provided parking can be paid at building permit review.

Parking calculations on sheet A002 have been corrected to include 4 parking spaces attributable to the 947 square feet of retail. 86 parking spaces are required and 86 are provided.

9. Tandem parking spaces require a restrictive covenant to be submitted at building permit review.

Applicant will comply at time of building permit review.

10. Provide inspiration images for the arched façade treatment at the podium level. Local examples include the Miami Beach Resort and the office building at 301 41st Street etc.

See sheets A800 and A801.

11. Provide eye level renderings from Collins Ave, 71st St and the beachwalk.

Provided. See sheets A904 – A907.

Design Comments

1. Staff is supportive of the direction of the design of the podium façade. Staff recommends further development of this motif consistent with architectural precedents. In the elevations and renderings, the arches come to more of a point but the detail on sheets A602 and A603 are more smooth.

Upon further study of architectural precedent both the North Beach Resort Historic District and elsewhere (see sheets A800 and A801 for design inspiration), the arches have been designed in a smooth, rounded fashion. All elevations and renderings have been revised to match.