

July 7, 2025

Re: Response to HPB 1st Submittal Comments, **Permit # HPB25-0656**
1600 Washington Avenue, Miami Beach, FL 33139

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RESPONSE TO PLAN CORRECTION REPORT COMMENTS

HPB PLAN REVIEW	
07/03/2025 Review by James Seiberling	
I. DEFICIENCIES IN PRESENTATION:	
Comment	Response
1. Yards: The front property lines are along Washington Avenue and Drexel Avenue; the side facing a street property line is along 16th Street; the side interior property lines are the north property lines to the north of the 1600 Washington Av building and to the north of the garage building; the rear property line is to the east of the garage (the rear has a 5'-0" setback). Please revise site plan to reflect the correct yards.	R./ The Site Plan and Floor Plans have been revised to reflect the correct setbacks, as per comment.
2. The FAR diagrams should be shaded one color indicating which areas are included in FAR. The multicolor shading scheme, including white, does not adequately demonstrate FAR. The existing pedestrian bridge connecting the garage to the 420 office building counts as FAR.	R./ The FAR diagrams have been revised for clarity, using a single cohesive color to denote existing and proposed areas only. The pedestrian bridge has been included in the FAR calculation, as per the comment.
3. Provide complete demolition floor plans and elevation drawings for both buildings proposed to be demolished.	R./ Provided accordingly.
4. New construction with non-residential uses on the ground floor on frontages with a width of 150 feet or less (Washington Ave) shall comply with all requirements stated in sec. 7.1.2.2.f.1 of the Resiliency Code. Please provide transitional sections that show compliance with the short frontage standard. All sections shall be dimensioned and differentiated in each transitional zone. If applying for a waiver at the Historic Preservation Board (HPB), please list all the individual criteria's that will be waived as part of the request.	R./ Enlarged detailed sections have been provided showing compliance with the mentioned section of the code. Please refer to A-303 Sheet.
5. New construction with non-residential uses on the ground floor and on frontages with a width of 150 feet or more (16th Street) shall comply with all requirements stated in sec. 7.1.2.2.f.2 of the Resiliency Code. Please provide transitional sections that show compliance with the long frontage standard. All sections shall be dimensioned and differentiated in each transitional zone. If applying for a waiver at the Historic Preservation Board (HPB), please list all the individual criteria's that will be waived as part of the request.	R./ Enlarged detailed sections have been provided showing compliance with the mentioned section of the code. Please refer to A-303 Sheet.
6. Provide detail drawings of the balcony guardrails including the portion which extends down past the balcony slab edge, including method of attachment.	R./ Provided. Please refer to the A-303 Sheet for enlarged details.

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Comment	Response
7. Per section 7.5.2.1(a)(3), decks are permitted height exceptions per the following regulations: Decks, not to exceed 3 feet above the main roofline and not exceeding a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Provide the height of the deck in elevation and section drawings and provide a calculation and shaded diagram demonstrating compliance with the maximum deck area.	R./ The combined area of the proposed raised decks does not exceed 50% of the enclosed floor area immediately below, in accordance with Section 7.5.2.1(a)(3). Yet, the pool deck layout has been adjusted to provide a 4-foot-wide walkway around the pool, as required. A new sheet (Sheet A-030) is provided with shaded diagrams to illustrate the deck area calculations demonstrating compliance. Elevation and section drawings indicate the deck height.
8. Per section 7.5.2.1(a)(13), swimming pools are permitted height exceptions per the following regulations: Swimming pools, whirlpools or similar structures, which shall have a 4-foot wide walkway surrounding such structures, not to exceed 5 feet above the main roofline. Only a 4-foot wide walkway around the pool is permitted to be at a height of 5 feet above the main roof line, the remainder of the roof deck shall be located no higher than 3 feet above the main roof line per section 7.5.2.1(a)(3).	R./ The pool deck layout has been adjusted to provide a 4-foot-wide walkway around the pool only at 5 feet, consistent with the comment. The remainder of the roof deck does not exceed 3 feet above the main roof line. A new sheet (Sheet A-030) is provided with shaded diagrams to illustrate the deck area calculations demonstrating compliance. Elevation and section drawings indicate the deck height.
9. It appears that portions of the projecting balconies at the southeast corner of the building project into the right-of-way. All right-of-way projections require a revokable permit granted by the City Commission.	R./ Acknowledged. The intent is to pursue a revocable right-of-way (ROW) permit through the City Commission.
10. The new residential building abuts the existing parking garage. There do not appear to be any columns below the portion of the building located above the service drive. Is the building cantilevered or structurally connected to the garage? Please clarify.	R./ The structural columns have been incorporated in the floor plans and elevations.
11. It is not clear if the new residential building accesses the upper floors of the garage. Please clarify.	R./ Yes, the intent is to provide access from the upper levels of the parking garage building to the new residential tower.
12. Provide bicycle parking calculations and show location of required bicycle parking.	R./ A detailed bicycle parking calculation is provided, addressing both short-term and long-term requirements.
13. This project is being reviewed in accordance with the Washington Avenue Residential Plan – LDR Amendments ordinance reviewed by the Planning Board on November 26, 2024. Demonstrate compliance with the following proposed regulations: 5. A micro-mobility station shall be required within the interior of the first level of the structure and shall be accessible by all residents of the building. The micro-mobility station shall constitute a minimum of 30% of the first level of the structure. However, if the project is located	R./ A micro-mobility station has been provided on the second level of the existing parking garage structure, per the recommendation. The proposed area is 560 square feet, which represents 5.5% of the ground floor area of the proposed new building. Clear and visible signage will be installed to direct residents and the public to the micro-mobility station. Please refer to A-102 and A-020.

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07/03/2025 Review by James Seiberling	
Comment	Response
within the CD-3 district and provides publicly accessible parking facilities on the same lot, the micro-mobility station shall constitute a minimum of 5% of the first level of the structure or 1,500 square feet, whichever is less. The micro-mobility station may be located within the second level of the parking structure so long as clear signage directing the public to the micro-mobility station is provided.	
14. The micro-mobility station should be located within a secured area that is sheltered from the weather.	R./ A micro-mobility station has been provided on the second level of the existing parking garage structure sheltered from the weather.
15. Identify the use of the approximately 20 foot wide corridor at the north side of the new residential building.	R./ Is proposed to be an outdoor patio for future ground-floor tenants. This has been noted on the plans for clarity.
16. Identify the three closets that appear to be located within the rear setback.	R./ The closets were originally intended to house recycling containers; however, we have relocated them outside of the required setbacks. Please refer to Sheet A-101 for the updated proposed location.
II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
Comment	Response
1. Staff recommends elimination of the service alley entrance along 16th Street consistent with the project last approved for this site. The existing curb cuts along 16th Street including the parking garage entrance/exit and the service alley have an adverse impact on pedestrian safety and the pedestrian experience. Additionally, staff recommends that the void in the building for the service entrance be filled to complete the street wall.	R./ Considering ongoing work at Drexel Avenue as part of the Drexel–Lincoln Road improvement project, we are proposing to establish a one-way service alley. Access will be limited to Drexel Avenue, with egress provided solely on 16th Street. This configuration is intended to minimize service-related traffic along Drexel and enhance overall circulation efficiency. The Site Plan has been updated accordingly, and the loading berth has been reconfigured to align with this strategy.
2. Staff recommends further development of the ramp and wall at the northeast corner of the property along Washington Avenue, in a manner that responds to the highly traversed pedestrian corridor.	R./ The ramp design has been revised to provide more comfortable access and now incorporates architectural elements that harmonize with the 420 Lincoln Road parking garage building.
3. Staff recommends that the architect explore the introduction of an architectural treatment for the lower floors of the building that respects the existing datums of the adjacent garage and 420 Lincoln Road building.	R./ Architectural elements from the adjacent parking garage have been thoughtfully integrated into the lower levels of the proposed building's façade, reinforcing contextual harmony and aligning the design with the existing character of both the surrounding context and the 420 Lincoln Road parking garage building.

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LUB – PLANNING LANDSCAPE REVIEW	
06/26/2025 Review by Philip Byrnes	
Comment	Response
<p>1. Revise the landscape legend form (required column) as follows: a. 1.53 acre lot requires (34) lot trees minimum (0 existing to remain). b. Number of native lot trees = 30% of provided lot trees c. (35) street trees are ok. d. (69) total trees minimum x 12 = (828) shrubs minimum and natives are number of shrubs provided x 50%. e. (83) large shrubs minimum and natives are number of large shrubs provided x 50%. Correct the provided column to reflect the quantities shown on the plant list. If the minimum number of trees required cannot be planted on the ground level of the subject property, the applicant may plant 25 percent of the required trees on upper levels such as open recreation areas, roofs, and exposed decks. Refer to the Ch. 4.2.4 Tree and shrub compliance options; a. If the minimum number of trees required CANNOT be planted on the subject property, the applicant/property owner is provided the following options of contributing to the trust fund or seek authorization from the city to install the trees off-site, on public land near or adjacent to the applicant's property. Conflicts with the design or the preference for lesser landscaping will not be sufficient. Owner shall substantiate in writing, why the minimum number of required lot trees cannot be planted on-site to be submitted for Planning Department staff review.</p>	<p>R./ See responses from the Landscape Architect.</p>
<p>2. No Large shrubs/small trees provided. Refer to Ch. 4.2.3.f., Large shrubs/small trees shall be a minimum of six feet high with a minimum crown spread of four feet at time of planting, and ten feet high at mature growth. Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants. Specifications shall also include spreads for a large shrubs (4' min.). Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants. The Crabwood proposed as a hedge may remain but shall not count towards the (10) minimum large shrub/small tree requirement. Specifications shall also include spreads for a large shrubs (4' min.).</p>	<p>R./ See responses from the Landscape Architect.</p>

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HPB ADMIN REVIEW	
07/03/2025 Review by Gabriela Freitas	
Comment	Response
Email owners mail labels in Excel.	R./ By Others
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.	R./ Acknowledged