

HPB25-0676

Category

Historic Preservation Board Corrections

Comment

I. DEFICIENCIES IN PRESENTATION 1. Provide a copy of the signed and dated check list issued at Pre-Application meeting.

Never provided by staff so can't be provided.

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5. All Applicable Zoning Information shall be provided in the final submittal set (Use Planning Department zoning data sheet format).

Planning department zoning data sheet has been added to the HPB Final submission.

Please refer to sheet A.018.

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7. The legend should identify the additional/new F.A.R. with a different hatch/shading for the purpose of clarity. Additionally, the F.A.R. diagram should be included for each floor level.

On Sheet A0.16, areas with proposed additional square footage, corresponding to the Member's Club and Food & Beverage (F&B), have been identified with a darker gray tone.

The area where F.A.R. has been reduced (Bathrooms) is delineated with a dashed line for clarity.

F.A.R. calculations for each level have been provided; please refer to Sheets A0.16A through A0.16H. These levels are identified as "Existing to remain as is," as no increase or reduction in F.A.R. is proposed.

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11. Provide a copy of the previously approved building permits that show all existing site conditions and F.A.R. diagram (include building permit number).

Please refer to the "Addendum" for the approved building permits illustrating all existing site conditions and F.A.R. diagrams.

For the existing F.A.R., please also refer to Sheets A0.16A through A0.16H included in the HPB final submission package

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4. Accessory outdoor bar counters may be permitted as an accessory use to the hotel pool deck, provided all counters shall not be visible from any point along the property line adjacent to a public right-of-way. Provide the landscape screening for the accessory bar counter and include a line-of-sight study from the beach walk. The study should start at the centerline of the beach walk. Draw a line measured from 6'ft. above the beachwalk connecting to a point in the covered roof.

Landscape screening sections at the Pool Bar and the NE corner (Beach Restaurant serving Member's Club and Hotel Guests) have been updated to include a study measured from the sidewalk centerline with a 6'-0" offset, consistent with the example provided.

Please refer to Sheets A7.3 and A8.8.

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8. Walkways and ramps constructed of wood materials and which are not more than 6 feet in width.

Sheet A7.2 has been updated to include the applicable zoning ordinance note and dimensions measured from the dune reference line. The wood ramp extends a maximum of 1'-5" within the dune overlay (maximum permitted: 6'-0").

Ramp materials are identified on the drawings and in the legend. Please refer to sheet A7.2.

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13. Lot coverage shall be at least 50 percent (50%) of the required rear yard setback, open to the sky and landscaped. All areas covered by permitted uses, other than portable beach furniture, shall be considered in the lot coverage calculation. Provide a lot coverage calculation and diagram upon the final submittal.

Please refer to Sheets A0.10, A0.11, and A0.12 for the Ocean and Dune overlay calculations and diagrams.

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15. Provide the product specs and details of the finish for the proposed pergola.

General Trellis Specifications have been added to the HPB Final Submission.

Please refer to Sheet A7.2A.

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16. Provide the material finish of the walkway and ramp within the Dune Overlay.

Ramp materials are identified on the drawings and in the legend. Please refer to sheet A7.2.

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17. The pool bar is not an allowable encroachment within the Dune Preservation Overlay as per sec. 7.3.1.1. Per Michael Belush yes Pool Bar permitted.

Please refer to sheet A0.17 which lists the variances.

Variance #2b - for the chairs and area at the pool bar - has been added to the list.

Variance #2a is 70' 5 ½" + 2b for 61' 8" for a total of 132' 1 ½" meeting the setback for over the remaining 167' 1 ½" (total length is 300').

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18. It appears that the deck is encroaching into the required 15' side setback within the Dune Preservation and Oceanfront Overlay, respectively. Please delineate the required 15' setback line in the variance diagram and site plan for further review. If applicable, please update the LOI to reflect the two additional variances.

Dimensions clarifying the setback have been added to the overall plan (Sheet A0.5) and the variance diagram (Sheet A0.17).