

HPB PLAN REVIEW

The maximum aggregate size of any mural, graphic or image shall not exceed 100 square feet, unless otherwise approved by and adopted by a majority vote of the city commission by resolution. Provide the exact dimensions of the mural on the south elevation.

[Proposed mural on south elevation has been removed. Only a vertical painted pattern will be applied in this area. Refer to sheets A-2.02 \(Plans 3\) and A-4.04 \(Plans 4\) for updated south wall](#)

A maneuvering plan shall be submitted for the loading spaces within the existing/proposed conditions. Provide dimensions of the delivery and garbage trucks size (length and width).

[See submitted maneuvering plan](#)

The roof deck cannot exceed a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Provide the overall square footage and dimensions of the roof deck.

[Refer to sheet A-1.08 \(Plans 3\) for roof deck area calculations. Roof lounge area is not considered a deck. Floor finish is located directly on the main roofline slab, not on a structural platform above the finished main roofline](#)

Provide a note in the site plan that references the proposed location for the loading spaces in James Avenue per the waiver request and provide the requirement as per Code. Alternatively, the applicant can provide a separate waiver diagram for the request outlined in the letter of intent.

[Refer to site plan on sheet G-1.07 \(Plans 1\) for location of loading spaces on James Avenue and loading space requirements. Loading space requirements also noted on zoning data sheet on sheet G-1.01 \(Plans 1\)](#)

The building shall contain a registration desk and a lobby for any transient guest or occupant for a suite hotel unit or hotel unit. All transient guest(s) or occupant(s) of a suite hotel unit or hotel unit must register at the registration desk and are prohibited from accessing the suite hotel unit or hotel unit without registration.

[Refer to sheet A-1.00 \(Plans 3\) for registration desk note](#)

Decks, not to exceed 3 feet above the main roofline. The roof deck is approximately 5' from the main roofline as per the building section and elevations. Please reduce the height of the roof deck (max. 58' or 67.00' N.G.V.D.).

The pool deck is to be elevated to 5' above the main roofline beyond the 4' pool perimeter walkway, by variance. Variance request added to the Letter of Intent.

Provide a section drawing of the materiality, depth, and specifications of all signs.
Refer to sheets A-6.00 and A-6.02 (*Plans 4*) for the signs section drawings

Provide further details of the unisex bathroom in the ground floor plan and rooftop level for further review of the F.A.R. calculation and diagram.
Refer to sheet A-1.09 (*Plans 3*) for unisex bathroom plans and floor area calculations

Provide a color image or product specs of the proposed crab orchard stone finish in the material board.
Refer to sheet A-5.03 (*Plans 4*) for a color image of the crab orchard stone finish

Please respond to the Certificate of Appropriateness Criteria as per sec. 2.13.7.d in the letter of intent.
See updated letter of intent responding to the Certificate of Appropriateness Criteria

Please note hotels over 100 units but not more than 200 units require three loading spaces. Additionally, staff need to verify the square footage of the restaurant space. The letter of intent and waiver diagram shall specify the total number of loading spaces that will be waived as per sec. 5.2.6.
See updated letter of intent requesting waiver of spaces for hotel units. Refer to sheet A-1.00 (*Plans 3*) for restaurant space square footage (2240 sf). One loading space would be required for this space, requested to be waived

The retractable canopy that is located on the second-floor level shall be included in the F.A.R. calculation and diagram.
The proposed project includes no retractable canopy on the 2nd floor; the only retractable canopy is in the ground level garden area. The canopy material is transparent fabric, **and** the canopy is open on four sides. The area below the canopy is open air, and therefore is not counted towards floor area

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PLANNING

Staff recommends a fixed storefront as opposed to the bifold door system at the ground level.

Bifold doors are preferred, to allow greater operational flexibility. When closed, the bifold doors are one coplanar surface, appearing like a fixed storefront. Applicant requests keeping the bifold doors system as a minor alteration to the historic condition

DEFICIENCIES IN PRESENTATION

The proposed F.A.R. diagram should include a color scheme or hatching that differentiates between the existing structure and new construction

[Refer to sheet G-1.06 \(Plans 1\) for updated diagram](#)

Upload the previously approved operations plan.

[There is no previously approved operations plan, as there have been no previous applications for this property.](#)

The letter of intent states that the hotel will consist of 104 guest rooms, however, the floor plans demonstrate 102 rooms. Please provide a unit-sized breakdown of the total number of rooms that are located in each floor level.

[Refer to sheet G-1.07 \(Plans 1\) for unit count plans and breakdown](#)

DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

The original content, design, dimensions and copy of the sign shall be reconstructed consistent with substantial historical documentation, and the sign shall be located in close proximity to the original location on the building or site. As per the historical documentation, the pole sign appears to be located on the south side. Please relocate the pole sign to the south elevation so that it is in closer proximity to the historical location.

[Refer to sheet A-6.01 \(Plans 4\) for historic images showing the sign located on the north side. Sign therefore to be restored and located on the north side](#)

Provide realistic color renderings as part of the final submittal.

Refer to sheets A-4.00 (*Plans 3*) and A-4.01 (*Plans 4*) for realistic color renderings

Provide a bicycle parking calculation as per sec. 5.2.5 of the Resiliency Code.
Refer to sheet G-1.01 (*Plans 1*) for bicycle parking calculations. Bicycle parking spaces provided along north sideyard. Refer to Sheet A-1.00 (*Plans 3*) for location

ZONING

Please clarify if the amenities located in the basement and ground floor (meeting rooms, spa/gym. Etc.) will be open to the public or for hotel guests.

Amenities located in the basement and ground floor will be for use of hotel guests

The canopy facing James Avenue shall not exceed 15 feet and 12 feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the canopy valance of at least 7 feet. Provide the dimensions of the canopy and height clearance for further review.

Refer to sheet A-1.10 (*Plans 3*) for canopy dimensions and height clearance. An additional variance has been added to the letter of intent requesting

LANDSCAPE

Landscape plans are required for all new landscaped areas inclusive of all planting on structure along with planting details, specifications, and notes. The landscape set shall include a tree survey and a Tree Disposition Plan that corresponds to the tree survey. Plans shall locate and list existing trees and palms to remain, to be relocated, and to be removed, and the condition of each.

See submitted complete landscape plans