

From: [John Brown](#)
To: [Nicole Tremblay](#); [Amy Nelson](#)
Cc: [Rebecca Paul](#)
Subject: RE: 214 Miami Ave - Planning Review
Date: Wednesday, September 6, 2023 11:25:25 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image001.png](#)
Importance: High

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Nicole,

Please see the responses to your questions below in **BLUE**.

TO: Rebecca Paul, Planning Coordinator
FROM: Nicole Tremblay, AICP, Senior Planner
DATE: August 11, 2023
SUBJECT: HAPB Petition No. PLAR23-00157 – 214 Miami Ave

Upon review of the above referenced application, staff provides the following review comments:

1. Please provide any colors already chosen for body, trim, and any accents, including the awning.
Colors for the fabric awnings have not been selected as of yet. However, as I mentioned previously, final color will be selected from the list of approved colors you sent us.
2. Please provide a brief response stating how the proposal complies with the building massing requirements in Sec. 7.10.1.A.2.
The existing building was very commercial in nature and was not in the Italian Renaissance, Mediterranean Revival, and Northern Italian architectural styles as mentioned in the architectural design standards, so our proposed design has made every attempt to align with this as well as other recently renovated buildings on Venice Avenue. Our design renderings have already been submitted so that you know the updated design intent.
3. Include a description of the window glazing in the callouts or on the plans somewhere (Sec. 87-7.10.6).
The window information was submitted previously. Please see the window information below.

There are (4) sets of (3)3x8 windows. **FeelSafe Monument Single Hung. FL# 28077**

There is (1) set of (4)3x8 windows. **FeelSafe Monument Single Hung. FL# 28077**

There are a total of (10) 3x5 windows. **FeelSafe Monument Single Hung. FL# 28077**

There are (7) individual 3x5 windows. **FeelSafe Monument Single Hung. FL# 28077**

There is (1) set of (3)3x5 windows. **FeelSafe Monument Single Hung. FL# 28077**

We have (3) storefront windows that need muntin bars applied to.

Those are the following dimensions:

(2) 9'3" wide x 6'-0" tall. 5 divided lights wide, 3 tall. **FeelSafe Direct Set FL# 27616**

(1) 12'6" wide x 6'-0" tall. 7 divided lights wide, 3 tall. **FeelSafe Direct Set FL# 27616**

We have one storefront door (entry to the upper level) that we will likely replace. **FeelSafe Outswing Hinged Door FL# 14504**

And another that we will need to replace at the rear of the second floor (secondary egress stair at the rear of the building.) **FeelSafe Outswing Hinged Door FL# 14504**

The other 2 doors (front of the building) can be 6'8" doors and have a transom above. **FeelSafe Outswing Hinged Door FL# 14504, FeelSafe Direct Set FL# 27616**

4. Please confirm compliance with Sections 7.10.7.D (recesses and/or projections) and 7.10.7.E (decorative features).

Our proposed design complies with Section 7.10.7.D for recesses and projects (having 2 or more of these features).

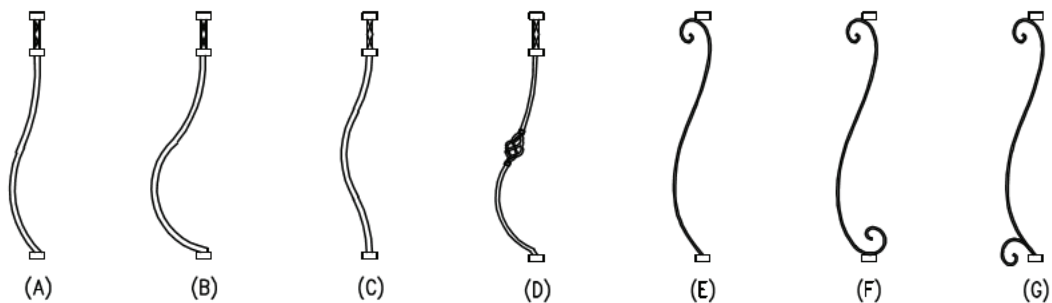
We have corbels/brackets, colonnade at the building front as well as balconies.

And also with 7.10.7.E as complying with F. ornamental relief design (all windows and doors) and B. Recessed Niches – provided at the rear of the building.

5. Indicate which of the railing designs provided will be used for the project.

These were indicated on the drawings/ renderings. They will be aluminum powder coated railings in a "wrought iron belly style" design.

Actual railing design is to be determined based on feedback from the ARB meeting scheduled on the 14th of September.



Note: The front entrances appear to be recessed from the rendering, and the rendering does show colors as well, but please make sure these items are very clear on the elevations.

No recesses will be constructed at the front entrance. This is incorrect. Updated elevations will be provided at our meeting on September 14th as directed.

Please let me know if you have any questions.

If you can please confirm that we are still on the schedule for presentation on September 14th, 2023.

Thank you,
John

John Brown, AIA, NCARB, CSI



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From: Nicole Tremblay <NTremblay@venicefl.gov>
Sent: Wednesday, September 6, 2023 9:58 AM
To: John Brown <johnb@coastalarchitecturedg.com>
Cc: Rebecca Paul <RPaul@Venicefl.gov>
Subject: RE: 214 Miami Ave - Planning Review

John,

We never received a response to these comments. The petition cannot go on the September 14th meeting at this point. Please respond as soon as possible to be scheduled for an upcoming HAPB meeting.

Nicole Tremblay, AICP

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From: Nicole Tremblay
Sent: Friday, August 11, 2023 1:38 PM
To: John Brown <johnb@coastalarchitecturedg.com>
Cc: Rebecca Paul <RPaul@Venicefl.gov>
Subject: 214 Miami Ave - Planning Review

Hi John,

Hope you're having a great Friday afternoon. After finishing the review of 214 Miami, I have just a few brief comments. If you need to reference our code, the architectural standards start here:

https://library.municode.com/fl/venice/codes/code_of_ordinances?nodeId=SPBLADERE_CH87LADECO_S7HIARPRCOST_7.10ARDESTVEHIPR.

Hopefully you'll be able to address these pretty easily. They're primarily focused on clarity and making sure the Board has as much information as possible. Our Historic Resources Manager has the application materials as well, and if he has any comments, you will receive those by the end of next week. Please let me know if you have any questions.