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August 14, 2025

TO: Miami Beach Planning Department
 c/o Thomas Mooney, P.E., Planning Director
 1700 Convention Center Drive
 Miami Beach, Florida 33139

RE: **HPB25-0658**
 323 23 St
 Miami Beach, Florida 33139

REMARKS: Urgent For your review Reply ASAP Please Comment

	COMMENTS	RESPONSE
HPB Plan Review – James Seiberling – 08/14		
1	Provide a narrative response to the corrections.	<i>This document serves this purpose.</i>
2	Provide a larger scale renderings of the front façade (daytime and nighttime).	<i>See provided rendering.</i>
3	Provide a complete set of color photographs of the existing building and rear yard areas.	<i>See provided set of photos of existing building and rear yard area.</i>
4	Provide details of the outdoor bar counter structure.	<i>See added enlarged exterior bar counter detail added on to sheet A111.</i>
5	Provide existing site plan.	<i>Please see previously provided SPD, which has an existing site plan and displays what will is being removed.</i>
6	Provide larger scale plan of building and site with the interior floor plan.	<i>See revised sheet SP1, which removed hatch over interior of structure to get full view of interior and exterior proposed design.</i>
7	Provide reference images of the proposed MR Wall backlit parametric corian solid surface cladding (when illuminated and during daytime).	<i>This material has been removed, reference updated sheet A-200 for replacement material.</i>
8	Plans show an exterior DJ booth, please clarify.	<i>Plans show an exterior “Waiter Station” per keynote (14), which is to be re-located to location displayed.</i>
9	Provide shop drawing style plans of the proposed outdoor pergola at the side and rear of the site.	<i>See provided pergola shop drawings for front, side and rear pergola.</i>
10	Provide a roof plan showing the existing building and the proposed side/rear outdoor pergola roof.	<i>See additional sheet A002, depicting roof plan of the existing structure along with proposed pergola at front side and rear.</i>
11	Provide a reflected ceiling plan of the outdoor side/rear pergola showing all lighting fans etc.	<i>See reflected ceiling plan of proposed exterior lighting below proposed pergola on added sheet A001.</i>
HPB Admin Review – Gabriela Freitas – 08/14		
1	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	<i>Paper submittal and fee to be provided upon approval to proceed of final submittal.</i>

	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.	
2	Submit and Emails owners mail labels in Excel.	<i>See provided excel sheet with owners' labels.</i>
3	Submit checklist - Must include name, signatures, and date.	<i>See the checklist provided with name, signatures and date.</i>
4	Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.	<i>See provided Exhibit A with legal description.</i>
5	Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.	<i>See revised application with added information on individual ownership.</i>
6	Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.	<i>This sheet is not applicable, see revised application.</i>
7	Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.	<i>Proposed lobbyist information provided.</i>

Thank you for the review. If we can be of further help, please contact us at (305) 770-6100.