



3. LUB - Planning Landscape Review - Not Required Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov

**Plan Review** **Version: 2** **Date Received: 07/14/2025** **Date Completed: 07/22/2025**

4. HPB Admin Review - Pass Miriam Herrera Ph: email: miriamherrera@miamibeachfl.gov  
Comments:  
miriamherrera@miamibeachfl.gov

5. HPB Plan Review - Fail James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov

Comments:  
See Corrections.  
Comments: Final Submittal: July 13, 2025

Due to the incomplete submittal, this application cannot be scheduled for the September HPB hearing. Please resubmit by the first submittal deadline (August 3) for the October hearing cycle.

SUBJECT: HPB25-0661, 230 1st Street.

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

1. Per Section 6.1.9(a): Artistic murals, graphics and images, shall have no commercial association. The mural includes text including "B" and "Boucherie" which appear to be associated with the commercial use. Images of the entire mural have not been provided, so it is unclear if there is any other text. NOT ADDRESSED.
2. Provide clear color photos of each section of the mural. NOT ADDRESSED.
3. Provide an elevation drawing of the central tower feature showing the mural and dimensioning the mural. NOT ADDRESSED.
4. Provide a large-scale image of each of the three sections of the mural. NOT ADDRESSED.

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. N/A

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2023 the file name would be '10-29-2023 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

6. LUB - Planning Landscape Review - Not Required Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov

**Plan Review** **Version: 1** **Date Received: 06/23/2025** **Date Completed: 07/03/2025**

7. HPB Plan Review - Fail James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov  
Comments:  
see corrections  
Comments: First Submittal: June 22, 2025  
Comments Issued: July 3, 2025  
Final Submittal: July 13, 2025  
Notice to Proceed Issued: July 24, 2025  
Paper Final Submittal: July 28, 2025  
HPB Hearing: September 16, 2025

SUBJECT: HPB25-0661, 230 1st Street.

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

1. Provide details of the composition of the mural including medium and method of application. Per Section 6.1.9(a): Artistic murals, graphics and images, composed of paint, tile, stone, or similar, non-electronic medium, which have no commercial association, may be applied to a building or structure, if approved by the design review board or historic preservation board, as applicable, in accordance with the applicable design review or certificate of appropriateness criteria.
2. Per Section 6.1.9(a): Artistic murals, graphics and images, shall have no commercial association. The mural includes text including "B" and "Boucherie" which appear to be associated with the commercial use. Images of the entire mural have not been provided, so it is unclear if there is any other text.
3. Provide photographs of the mural from both streets.
4. Provide clear color photos of each section of the mural.
5. Provide an elevation drawing of the central tower feature showing the mural and dimensioning the mural.
6. Provide a large-scale image of each of the three sections of the mural.
7. Provide the artist(s) information of the mural, including an artist(s) biography.
8. Per Section 6.2.10(a)(1): 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.
9. A sign elevation is provided on the last page of the plans. There is no request for signage approval in the letter of intent. Please clarify.

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. N/A

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HRR	Historic Resources Report
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Traffic	Traffic Study
Sound	Sound Study

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8. HPB Admin Review - Fail Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov  
 Comments: Page 3 of Application: Acknowledgement must be signed, named, and dated by Owner of the subject property and/or Authorized representative.

Submit checklist. Must include name, signatures, and date.

Email owners mail labels in Excel.

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.

Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit signed and notarized affidavit per speaker. (Not Planning Board, Correction Historic Preservation Board)

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9. LUB - Planning Landscape Review - Not Required Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov