

Comments Received 7/3/2025 from First Submittal 6/22/2025

Addressed by revised plans package details submitted by email on 7/22/25 and uploaded to CSS as follow-up First Submittal to 8/1/25. Note the revisions remain the Final Submittal uploaded on 8/24/25.

I. VARIANCES

1. Staff is not supportive of the variance request as currently proposed. If the variance was requested in order to move the new construction away from the contributing building there would be a better rationale to support.

NARRATIVE: Please refer to sheets V-1 through V-7 for additional information and diagrams, as well as the detailed letter of intent, to support the variance argument.

II. DEFICIENCIES IN PRESENTATION

1. Overall, the plans are very conceptual and do not provide a sufficient level of detail to review.

NARRATIVE: Please refer to sheets A-22 through A-32 for more detailed and fully dimensioned plans.

2. The submitted elevations drawings lack any dimensions. Provide fully dimensioned, line drawn, uncolored/shaded elevations.

NARRATIVE: Please refer to sheets A-5 through A-12 for fully dimensioned, colored and uncolored elevations.

3. The submitted floor plan drawings lack any dimensions except for setbacks. Provide fully dimensioned, line drawn, uncolored/shaded floor plans that indicate wall thickness, window locations etc.

NARRATIVE: Refer to sheets A-22 through A-32 for more detailed and fully dimensioned plans.

4. The first floor plan and the second floor plan are the same. It appears that the actual first floor plan has not been provided.

NARRATIVE: Refer to sheets A-25 and A-26 for colored and uncolored first floor plan.

5. Provide fully dimensioned demolition floor plans (including layouts) and elevations. All demolition shall be indicated in red shading/hatching.

NARRATIVE: Refer to sheets EC-2 through EC-6 for dimensioned demolition plans and elevations with demolition indicated in red.

6. Provide a fully dimensioned line drawn site plan.

NARRATIVE: Refer to sheet A-22 for fully dimensioned line drawing site plan.

7. Provide a fully dimensioned line drawn roof plan.

NARRATIVE: Refer to sheet A-32 for fully dimensioned line drawn roof plan.

8. Sheet Z-1: Provide zoning legend in the City of Miami Beach format. Link:

<https://www.miamibeachfl.gov/wp-content/uploads/2023/10/Commercial-zoning-data-sheet-Planning-8-23.pdf>; BFE+Freeboard is 9'-13' NGVD, not 14'.

NARRATIVE: Refer to sheet Z-1 for zoning information in City of Miami Beach format.

9. Sheet Z-4: The existing wall is not in the existing location.

NARRATIVE: Refer to sheet Z-8 (originally labeled sheet Z-4 before additional FAR diagrams were added) for correct existing wall location.

10. Sheet Z-5: Open space at the ground level is open and unobstructed from its lowest level upward. As such, at the ground floor, the area below the balcony at the front of the property is not open space. Additionally, at the rear, driveways cannot be included in the open space. For all rooftop decks counted as open space, at least 25% of each deck shall constitute living landscape material. Provide details of deck landscaping and provided calculations for each deck included in open space. Per section 7.2.15.5(2)(D): Up to 50 percent (50%) of the open space required by these land development regulations may be fulfilled by payment of an in-lieu-of fee into the Sustainability and Resiliency Fund pursuant to section 7.1.3.2.b.1.C.

NARRATIVE: Refer to sheet Z-9 (originally labeled sheet Z-5 before additional FAR diagrams were added) for updated open space diagrams with additional calculations of living landscape material.

11. Provide color photos of South Florida examples of glass block installation to this extent. Provide color photos of the actual glass block product. Elevation drawings/renderings should show any required frames for the glass block. The glass block wall at the third level facing Meridian Avenue appears to be over 10' tall; how will this wall be supported?

NARRATIVE: Refer to sheets A-33 through A-42 for more information and images of glass block being proposed. Refer to sheets A-5 through A-16 for elevations showing the glass block system.

12. Provide photorealistic three-dimensional renderings of the proposed project, including at least one eye level rendering from Meridian Avenue.

NARRATIVE: 3D model images are included in the plans. 3D renderings are currently being developed. As agreed with Debbie Tackett and Jake Seiberling, renderings will be added for presentation to HPB on October 21, 2025.

13. Provide a preliminary structural methodology, prepared by a structural engineer registered in the State of Florida, regarding the proposed demolition, including bracing and shoring and details of how the walls of the front building will be maintained after construction is completed.

NARRATIVE: Refer to Structure methodology package for details on bracing shoring and preservation.

III. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Complete recommendations cannot be issued until the deficiencies noted above have been addressed.

NARRATIVE: Refer to updated package with additional details submitted by email on 7/22/25 and uploaded to CSS to 8/1/25 on information of proposed design.

2. Staff is concerned that the projecting balcony at the front of the new construction has the potential to overwhelm the remaining portion of the contributing building. It is important to provide ample information including renderings understand any impacts.

NARRATIVE: Refer to updated elevations and 3D images for better visualization of projecting balcony.

Comments Received 7/24/2025 via email from Debbie Tackett

Addressed by Final Submittal plans uploaded to CSS as follow-up First Submittal to 8/24/25

1. Provide demolition elevations for all sides of both buildings.

NARRATIVE: Refer to sheets EC-3 through EC-6 for demolition drawings of all elevations of both buildings.

2. FAR diagrams should be shown as actual floor plans.

NARRATIVE: Refer to sheets Z-3 through Z-7 for updated FAR diagrams with detailed floor plans.

3. Identify all FAR exclusions on diagrams noting the specific exclusion.

NARRATIVE: Refer to sheets Z-3 through Z-7 for updated FAR diagrams with notes on areas that do not count towards FAR.

4. The ground floor exterior stair at the SW corner appears to be covered above and would count in FAR calculation. All portions of stairs that are covered above need to be included as FAR.

NARRATIVE: Refer to sheet Z-3 for updated FAR diagram with all portions of the stairs included.

5. Please identify what the void area is at the SW corner of the 2nd Floor. It is currently not clear what this area is and if it should be counted in FAR.

NARRATIVE: Refer to sheet Z-5 for added note “OPEN TO BELOW” in SW corner.

6. The 2 required parking spaces may be excluded from FAR.

NARRATIVE: Refer to sheet Z-3 for updated FAR diagrams with the two parking spaces excluded from FAR.

7. Please provide additional information regarding the structures located at the roof level. Only allowable height exceptions are permitted to exceed 40 feet in height. Specifically, the outdoor kitchen counter, fire pit and any built in furniture would not be permitted to exceed the maximum allowable height.

NARRATIVE: Refer to sheets A-31 and A-32 for updated plan without firepit and outdoor kitchen.

8. It is not clear what is proposed within the window openings of the contributing building walls. Some plans show glass block and other images appear to show clear glass or just openings. Please provide more details regarding the plan for these openings.

NARRATIVE: Refer to updated plans, elevations and 3D drawings clarifying the location of glass block and clear glass.

9. Provide photorealistic three-dimensional renderings of the proposed project, including at least one eye level rendering from Meridian Avenue.

NARRATIVE: 3D renderings are currently being developed. As agreed with Debbie Tackett and Jake Seiberling, renderings will be added for presentation to HPB on October 21, 2025.

10. Provide a preliminary structural methodology, prepared by a structural engineer registered in the State of Florida, regarding the proposed demolition, including bracing and shoring and details of how the walls of the front building will be maintained after construction is completed.

NARRATIVE: Refer to Structure methodology package for details on bracing shoring and preservation.

LANDSCAPE Comments Received 8/5/2025 from First Submittal 8/1/2025

Addressed by Final Submittal plans uploaded to CSS on 8/24/25

(8/5/2025) The previously issued correction has not been resolved. Landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.

NARRATIVE: Refer to title block for Florida Registered Landscape Architect seal.

(6/26/2025) 1*** Landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida. 2*** Revise the landscape legend form (REQUIRED column only) as follows: (RPS District) a. (.16) acre lot requires (3) lot trees minimum (-1 existing lot tree to remain). b. Number of native lot trees = 30% of provided lot trees c. (0) additional street trees are required. d. (3) total trees minimum x 12 = (36) shrubs minimum and natives are number of shrubs provided x 50%. e. (4) large shrubs minimum and natives are number of large shrubs provided x 50%. Correct the provided column on the legend.

NARRATIVE: Refer to sheet L-201 for revised landscape legend.

HPB Planning Administration

Addressed in revised First Submittal uploaded on 8/1/25, with revisions remaining in the Final Submittal uploaded on 8/24/25

COMMENTS ISSUED 06/25/25 - Please have the following comments corrected/submitted by Final Submittal. Submit checklist. Must include name, signatures, and date.

Response: Please see page 2, the Checklist is signed and dated June 17, 2025.

COMMENTS ISSUED 06/25/25 - Please have the following comments corrected/submitted by Final Submittal. Comment: Submit application pages in order.

Response: The application is in the correct order.

Page 3 of Application: Acknowledgement must be signed, named, and dated by Owner of the subject property and/or Authorized representative.

Response: The acknowledgement is signed and dated by the Owner.

COMMENTS ISSUED 06/25/25 - Please have the following comments corrected/submitted by Final Submittal. **Comment:** Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

Response: Page 6 of the Application discloses the interest held by the owners.

COMMENTS ISSUED 06/25/25 - Please have the following comments corrected/submitted by Final Submittal. **Comment:** 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.

Response: The Property is owned by a limited liability company as disclosed on Page 6 of the Application.