

August 27, 2025

# Responses to Comments



The following are our responses for HPB25-0669:

## **HPB Admin Review:**

1. Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

**Response: Updated disclosure of interest chart has been included as Exhibit B of the Application, breaking down all owners who hold 5% or more interest in the applicant company.**

2. Submit and Email owners mail labels in Excel.

**Response: Excel has been sent by email to Gabriela Freitas.**

3. Page 1 of Application: Applicant Information (if different than owner) must be filled out.

**Response: Applicant information is the same as owner information, therefore it does not need to be filled out.**

4. Submit signed and seal Survey.

**Response: Signed and sealed survey included in resubmittal.**

5. 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: Trustee details included in Exhibit B to the application.**

## **HPB Plan Review:**

**See attached responses from Gensler team.**

## **Planning Landscape Review:**

1. Provide tree survey by professional land surveyor and tree disposition plan that corresponds with tree survey.

**Response: Resubmittal package includes Tree survey and Tree Disposition Plan.**

2. Refer to and comply with Chapter 4 Landscape Ordinance and submit the required plans. Provide landscape plan with complete planting schedule inclusive of all plant species and complete planting specifications, planting details, notes, and completed landscape legend form showing compliance with City of Miami Beach landscape requirements.

**Response: Revised landscape plans addressing this comment have been included in this resubmittal package.**

3. Landscape plans shall clearly indicate the full extent of artificial lawn areas and total square footage, if applicable. Provide artificial grass system specifications, section and details for review and approval by planning department staff.

**Response: Revised landscape plans addressing this comment have been included in resubmittal package.**



# Gensler

## FONTAINEBLEAU EXTERIOR MIAMI BEACH HPB PLAN REVIEW COMMENTS

**Reviewer**

**James Seiberling**  
jamesseiberling@miamibeachfl.gov  
HISTORIC PRESERVATION BOARD (HPB) Reviewer

#	COMMENTS	A/E RESPONSE
	<i>Comments received on: 08/01/2025</i>	<i>Response Date: 09/05/2025</i>
<b>GENERAL COMMENTS</b>		
1	Provide the existing dune preservation and oceanfront overlay open space diagrams and calculations.	Existing Dune Preservation & Oceanfront Overlay open space diagrams provided on sheets A-901 & A-902
2	Provide larger scale, detailed, complete elevation drawings and floor plans for all of the new structures including the cabanas, restrooms, additions, bars etc	Larger drawings now shown through the set.
3	LOI indicates 5 variances, list on sheet A-207 indicates 6 variances.	LOI and plans revised accordingly
4	Provide renderings from the beachwalk at eye level.	Beachwalk eyelevel renderings provided on sheets A-814 & A-815
<b>DUNE PESERVATION OVERLAY</b>		
1	Section 7.3.1.1(c)(1): Shade structures and chickees shall be open on all sides and, with the exception of supporting columns, and shall have an unobstructed, clear space between the edge of the roof covering and finished floor of not more than eight feet. Cabana C partially projects into the dune overlay and appears to exceed the 8' clear height limit.	See Variance #1 on Sheet A-911
2	Section 7.3.1.1(c)(2): Decks and patios constructed of wood materials with or without built-in tables, chairs, lighting, and benches. All structures shall be located a minimum of 10 feet west of the erosion control line. All decks within the dune overlay shall be constructed of wood.	See Variance #2 on Sheet A-912
3	Section 7.3.1.1(c)(6): Walkways and ramps constructed of wood materials and which are not more than 6 feet in width. Walkways in the dune overlay must be constructed of wood. Walkways in the dune overlay must not exceed 6'-0" in width.	See Variance #3 on Sheet A-913
4	Section 7.3.1.1(d)(1): Minimum open space requirements. At least 80 percent (80%) of the site shall remain open to the sky, landscaped or maintained as sand beach. All areas covered by the uses permitted above, other than portable beach furniture, shall be considered in the lot coverage calculation.	See Variance #4 on Sheet A-914
<b>OCEANFRONT OVERLAY</b>		
5	Section 7.3.1.2(b)(3): There shall be a minimum required 15-foot setback from a side lot line.	See Variance #5 on Sheet A-915
6	Section 7.3.1.2(b)(3): There shall be a minimum required 10-foot setback from the bulkhead line.	See Variance #6 on Sheet A-916
7	Section 7.3.1.2(b)(7): Lot coverage shall be at least 50 percent (50%) of the required rear yard setback, open to the sky and landscaped. All areas covered by permitted uses, other than portable beach furniture, shall be considered in the lot coverage calculation.	See Variance #7 on Sheet A-917
8	Section 7.3.1.2(b)(8): A view corridor shall be created by maintaining a minimum of 50 percent (50%) of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket type fences, from the erosion control line to the rear setback line.	See Variance #8 on Sheet A-918
<b>RM-3 REGULATIONS</b>		
9	Section 7.2.6.3(a): Rear pedestal setback: 20% of lot depth or 50 feet from the bulkhead line whichever is greater	See Variance #9 on Sheet A-919
10	Section 7.2.6.3(a): Side, interior setback: 7.5 feet or 8% of lot width, whichever is greater. Provide a lot width dimension and calculate 8%.	See Variance #10 on Sheet A-920
11	Section 7.2.6.3(a): Side, interior setback: Sum of the side yards shall equal 16% of lot width minimum.	See Variance #11 diagram on Sheet A-921
12	Section 7.3.1.1(c)(7): provide calculation and shaded diagram demonstrating compliance with the maximum area of synthetic grass within the dune preservation overlay.	See Sheet A-922
13	Identify 5 rectangles at the SE corner of the site.	5 rectangles have been omitted.