



200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6231 office  
305.377.6222 fax  
[mlarkin@brzoninglaw.com](mailto:mlarkin@brzoninglaw.com)

October 12, 2025

VIA ELECTRONIC MAIL

Michael Belush, Planning & Design Officer  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

RE: **HPB25-0675** - 1651 Washington Avenue, Miami Beach -  
Narrative Responses to Staff Comments

Please allow this letter to serve as the required narrative responses to the deficiency comments issued on October 3, 2025, relating to File No. HPB25-0675.

1. The plans need to be formatted for printing on 11x17 sheets. The Board members review hard copies, and all text and diagrams must be legible when printed.  
**Revised. The plans are formatted so that all text and diagrams are legible when printed.**
2. Details of the proposed planters is required. This must include interior and exterior dimensions, soil depth, & plans for irrigation.  
**Provided. Please See Sheet L501.**
3. A landscape plan is required with specs and details for planting to ensure that the proposed landscape material will be able to grow within the space provided.  
**Provided. Please See Sheets L201, L501, and IR501.**
4. Confirm that the roof can structurally support the proposed planters.  
**The proposed planters are designed with lightweight materials, including a drainage layer and partially filled soil with foam, which reduces overall load. The movable planters are constructed to coordinate with existing roof drains, ensuring proper support and drainage.**
5. Provide the square footage of each electronic mural.  
**Provided. Please note that each mural is 450 SF in size.**

## 6. 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.

**Noted.**