



March 26, 2026

Re: Response to DRB Submittal Comments, **Permit # DRB26-1162**

Via Noli | 723 N. Lincoln Lane, Miami Beach, FL 33139

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RESPONSE TO PLAN CORRECTION REPORT COMMENTS

DRB PLANNING REVIEW	
03/16/2026 Review by Alejandro Garavito	
2. ARCHITECTURAL PRESENTATION:	
Comment	Response
a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	Added accordingly.
b. Final submittal drawings need to be DATED, SIGNED AND SEALED.	All drawings are dated, signed, and sealed on the first sheet of each individual PDF.
c. For clarity, on page A0.4 add DRB review and approval to No 2. Add No 3. 749 Lincoln Road and include there Via Noli text reference - for Context only, HPB review and approval.	Revised accordingly.
d. A0.2 and A3.2: Highlight 723 N Lincoln Lane site. Take the red border to the other sites.	Revised accordingly.
e. A0.5, A1.19, a1.20: Add in large font: for Context only - HPB review and approval.	Revised accordingly.
f. A0.10: If this is the proposed ground floor plan, remove the canopy and provide the actual ground floor plan with the proposed columns, storefront access, etc. or eliminate this page if is the same information as the propose master plan.	The floor plan has been provided in accordance with the comment.
g. A1.13 provide the site property line on floor plan and on all ground floor plans and sections.	Provided accordingly.
h. On a separate page, provide a detailed floor plan similar to A1.13. Enlarge this plan and provide a dashed line where the existing canopy is located, provide existing canopy projection dimension and columns projection dimension into the ROW.	Provided accordingly.
i. provide a detailed section from the store front to the ROW, show existing canopy and the proposed columns and suspended trellis under the canopy, provide existing floor to canopy height dimension and proposed height for the new suspended trellis.	Provided accordingly.
j. Per DRB criteria response I, "The Project incorporates integrated lighting elements within the proposed trellis column and canopy improvements to enhance nighttime visibility and pedestrian safety while minimizing glare and impacts on adjacent properties. Provide these details on plans and provide a night rendering similar to A1.10. Provide lighting details on the material page per response, see comment below.	Provided accordingly.
k. To facilitate the DRB review and emphasize the review for 723 N Lincoln Lane. please eliminate the following pages: A0.5, (or provide the existing Lincoln lane site plan) Eliminate A0.11, A0.12, A1.0, A1.17, A1.23, A2.0, A3.0.	Revised accordingly.

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DRB PLANNING REVIEW (Continued)	
03/16/2026 Review by Alejandro Garavito	
Comment	Response
i. A0.1: Place the drawing index on a different page or eliminate the project data shown, use the ZMB commercial zoning data sheet only. You can add additional zoning information on this page if is not on our zoning data sheet.	Revised accordingly.
m. Materials: Insufficient. A1.10 shows a white ceiling under the proposed canopy with columns covered with wood like material, A1.15 shows different finishes for the ceiling and columns. Please coordinate drawings and renderings.	Additional details have been provided and incorporated into the revised package.
n. Provide Pavement materials for Lincoln Lane North.	Provided accordingly.
o. Provide details on the bollards shown on plans that enclose Lincoln Lane North, clarify if they are fixed or they can be removed for automobile/loading use.	Manual retractable (removable), K12-rated bollards will be provided in compliance with the Miami Beach Public Works Department Manual as noted on the revised plans.
p. Provide on a ground floor plan that shows the clear pedestrian path on the sidewalk.	Provided accordingly.
q. Clarify if the areas below the existing canopy facing Meridian Avenue will have any improvements.	Please refer to the proposed Site Plan and Floor Plans for details.
r. Provide rendered elevation/elevations for 723 N Lincoln Lane. One per page after page A1.15, provide a legend with material/lighting list with images, finish, color information. Provide the corresponding tag numbers on the rendering to clarify where these are being applied.	Refer to the revised package.
s. Provide existing/proposed store front material.	Refer to the existing/demo and proposed drawings for details.
t. Please note that sample materials are required for the DRB hearing.	Acknowledged.
1. APPLICATION COMPLETENESS:	
a. Letter of Intent: Include the project cost of estimate for 723 improvements.	Revised accordingly.
b. Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility. (Text, dimensions are difficult to read).	Acknowledged.
c. Organize plan sets per checklist sequence items 11a to q, the survey, zoning data should be at the beginning of the architectural set.	Revised accordingly.

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DRB PLANNING REVIEW (Continued)	
03/16/2026 Review by Alejandro Garavito	
Comment	Response
4. ZONING COMMENTS:	
a. Contact Public Works to go over the new columns on the ROW and all landscape, hardscape, lighting right of way improvements.	We have been in communication with PW and have presented these ideas for consideration; no issues have been highlighted.
b. Please note that this site has previously received approval for signage variances. Any new signage proposed must comply with the prior approval and with the City Code. If changes are proposed that exceed the approved parameters, please provide a complete signage package including elevations, signage locations, details, area calculations, materials, and any other relevant information.	Acknowledged.