



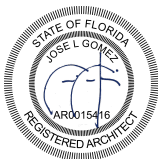
January 8, 2026

Re: Response to HPB 1<sup>st</sup> Submittal Comments, **Permit # HPB25-0679**  
Decoplage Condominium | 100 Lincoln Road, Miami Beach, FL 33139

Page 1 of 2

**RESPONSE TO PLAN CORRECTION REPORT COMMENTS**

<b>HPB PLAN REVIEW</b>	
11/17/2025   Review by Giselle Deschamps	
<b>Comment</b>	<b>Response</b>
Please see corrections:	
4. Include the Context Location Plan, that identifies the project street intersections (minimum 8.5" X 11", Color Aerial 1/2-mile radius, no Google images).	Please refer to new sheet G-002.
9. Proposed details of the proposed lighting type in the RCP plans.	Please refer to lighting details included in sheet A-103.
2. The porte-cochere shall not exceed 30 percent (30%) of building core frontage in width or 16 feet in height or be screened or enclosed in any manner. Provide the entire width of the building facade and porte-cochere for further review.	The proposed porte-cochere width requires a variance. The maximum allowed width is 140'-0" (30%), and the proposed width is 192'-0" (41.2%). A width study is provided on Sheet SP-101. The height of the porte-cochere is an existing nonconforming condition, as the existing structure is being utilized in the proposed design. The existing and proposed height of the porte-cochere is 22'-6" and is shown on Sheets EXIST-201 and A-201, respectively.
Please provide a narrative response to the comments listed below:	
7. The proposed building elevation shall note the material finishes in the legend.	Refer to materials legend on sheet A-201.
6. Provide demolition floor plans that are consistent with the demolition elevation plans.	Sheet EXIST-102 named existing-demo ground floor includes the demolition notes on the floor plan.
5. Please submit current color photographs, dated, Min 4" x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images).	Refer to new sheet G-008.
2. The applicant shall explore replacing the existing vehicular gate access for consistency of the design improvements.	By Owner.
2. The letter of intent shall outline identify hardships if variances are requested as per sec. 2.8.3 of the Resiliency Code (please see zoning comments below).	By Attorneys.
10. Include details of the signage with dimensions and material finish.	Signage under a separate permit.
<b>II. ZONING COMMENTS</b>	
<b>Comment</b>	<b>Response</b>
1. A porte-cochere shall be permitted to extend from an entrance door to the street line of any building except that porte-cocheres shall not be permitted in a townhome district. Where a sidewalk or curb exist, the porte-cochere may extend to within 18 inches of the sidewalk. As per the detail section, C-1, the porte-cochere exceeds the maximum projection allowed and would require a variance.	Acknowledge. The applicant requests a variance to extend up to 4" beyond the sidewalk. Refer to existing and proposed dimensions on section detail C-1 on sheets EXIST-201 and A-201, respectively.



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by Jose L Gomez  
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January 8, 2026

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**RESPONSE TO PLAN CORRECTION REPORT COMMENTS**

<b>HPB PLAN REVIEW (Continued)</b>	
11/17/2025   Review by Giselle Deschamps	
<b>Comment</b>	<b>Response</b>
11. Provide nighttime renderings for the illuminated sign and lighting.	Refer to new sheet R-006.
8. The proposed floor plan demonstrates the introduction of new planters. Please provide a landscape plan for further review.	Landscape plans will be provided.
<b>I. DEFICIENCIES IN PRESENTATION</b>	
<b>Comment</b>	<b>Response</b>
1. Provide a copy of the signed and dated check list issued.	By Attorneys
3. All Applicable Zoning Information shall be provided (Use Planning Department zoning data sheet format). <a href="https://www.miamibeachfl.gov/wp-content/uploads/2023/10/Commercial-zoning-data-sheet-Planning-8-23.pdf">https://www.miamibeachfl.gov/wp-content/uploads/2023/10/Commercial-zoning-data-sheet-Planning-8-23.pdf</a>	Please refer to zoning data sheet included in sheet G-002
4. It shall provide an unobstructed, clear space of not less than 9 feet between the grade and the underside of the roof of the porte-cochere. Please dimension the height of the clear space from grade elevation in detail C-1.	Refer to section C1 in sheet A-201. Proposed clear space between grade and underside of the roof of the porte-cochere is 18'-4" on the highest-grade elevation point.
<b>III. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)</b>	
<b>Comment</b>	<b>Response</b>
1. The window/door frame shall consist of a clear anodized aluminum finish.	Refer to the finished legend on sheet A-201