



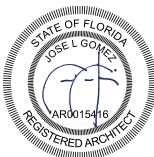
February 4, 2026

Re: Response to Plan Corrections Report Comments, **Permit # HPB25-0682**
298 Lincoln Road, Miami Beach, FL 33139

Page 1 of 1

RESPONSE TO PLAN CORRECTION REPORT COMMENTS

HPB PLAN REVIEW	
01/29/2026 Review by Giselle Deschamps	
Please see corrections.	
Comment	Response
2. Include current color photographs that are dated and a minimum of 4" x 6" of the project site, and existing structures (no Google images).	Refer to A-008, A-009, A-010
6. Provide the land use board file number (HPB26-0682) in the zoning data sheet.	Refer to A-005 Zoning data
3. Submit current color photographs, that are dated, Min 4" x 6" of the interior space (no Google images).	Refer to A-009, A-010
5. Please take into consideration the signage design, details, and placement.	Refer to A-201 for future signage location Signage under separate permit
5. 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.	Acknowledged
4. Provide an interior and exterior lighting plan for further review.	No exterior lighting in scope
2. The exposed concrete should have a white tint added to it in order to make it lighter.	Refer to A-401 concrete material note with added white tint.
II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
1. The overall color scheme is too dark, especially for this specific location of Lincoln Road. Lighter materials are recommended, such as anodized aluminum storefront frames vs the dark bronze.	Acknowledged.
4. Please respond to the Certificate of Appropriateness Criteria as per sec. 2.13.7.d in the letter of intent.	Refer to LOI
7. Additional square footage and slabs are being added on the second floor to create a restroom, storage, and proposed elevator. Provide existing and proposed F.A.R. diagrams and calculation for further review.	Refer to A-006 Floor Area Diagrams
8. Please clarify if any modifications are being made at third floor level. If this is not the case, please provide a note that no alterations are being proposed on the floor plan.	No alteration ins scope in 3 rd level Note added on Exist-103
I. DEFICIENCIES IN PRESENTATION	
1. Provide a copy of the signed and dated checklist that is applicable to the project.	Acknowledged.
3. The perforated panel should have a custom perforation that consist of squares rather than circles, with some variety and more transparency.	Refer to A-401 Note 02 perforated material with square perforations



Digitally signed
by Jose L
Gomez
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