



March 26, 2026

Re: Response to HPB Submittal Comments, **Permit # HPB26-0686**
719 Lincoln Road, Miami Beach, FL 33139

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RESPONSE TO PLAN CORRECTION REPORT COMMENTS

HPB PLAN REVIEW	
03/16/2026 Review by Giselle Deschamps	
Comment	Response
4. The Cover Sheet shall be clearly labeled "Final Submittal" and dated with Final Submittal deadline date upon the next submittal.	Revised accordingly.
I. DEFICIENCIES IN PRESENTATION:	
1. The Letter of Intent shall respond to Certificate of Appropriateness of Demolition review criteria per section 2.13.7.d of the City Resiliency Code.	Refer to revised letter of intent.
10. A trellis structure is shown in the renderings as a concept. Provide the location of the trellis, height, and material finish in both the elevations and roof plan.	Refer to the revised plans and building sections for details.
5. Proposed an exterior and interior lighting floor plan that is consistent with the lighting strategy proposed.	Acknowledged.
6. 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.	Refer to the revised package.
8. 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.	Refer to the revised package.
3. Include copies of original building permit card, & microfilm, if available.	Refer to the HISTORIC RESOURCE REPORT - 719 Lincoln Rd annexes.
4. Submit a detail section that shows how the irrigation will be installed in the eyebrow and exterior walls to maintain the proposed landscaping shown along Lincoln Lane.	Refer to the revised package.
2. The awning fabric and color selection for 719-737 Lincoln Road shall be presented in the material board/legend.	Refer to the revised package.
3. Provide a historic resource report as part of the final submittal for further design comments.	Provided accordingly.
II. DESIGN COMMENTS:	
1. Provide the paver details in the Noli Plaza for further staff review.	Provided accordingly.
7. The live entertainment shown in the rendering on sheet A1.11 & A1.13 shall be removed from the drawings.	Revised accordingly.

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HPB PLAN REVIEW (Continued) 03/16/2026 Review by Giselle Deschamps	
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9. Please clarify if the existing knee wall in sheet A4.6 is being demolished. The knee wall appears to be reduced along the storefronts of Lincon Road (sheet A3.4).	The existing knee wall is proposed to be demolished. Refer to the revised existing/demo plans.

HPB PLAN REVIEW 03/16/2026 Review by Michael Belush	
Comment	Response
Mandatory Corrections:	
1. Submit a full Historic Resources Report for each building.	Provided accordingly.
2. Provide existing and proposed elevations with graphic differentiation, presented on the same sheet for direct comparison.	Adjusted accordingly. Refer to the revised package.
3. Submit a complete material schedule with finish specifications.	Refer to the revised package.
4. Provide larger-scale elevations sufficient to convey architectural detail. Current submissions are inadequate for review.	Provided accordingly.
5. Label all materials directly on the elevations using full descriptive names, not reference codes alone.	Provided accordingly.
6. Provide fully rendered, photorealistic façade renderings that accurately depict proposed materials and finishes.	Provided accordingly.
7. Provide clear, high-resolution photographs of all existing exterior conditions.	Provided accordingly.
8. Provide interior photographs of all affected spaces.	Provided accordingly.
9. Submit a complete landscape plan encompassing all planting, lighting, and hardscape. All areas depicted with vegetation in the renderings must be reflected in the plan documents. Renderings that show planting in areas not identified in the plan will be rejected at final submittal. If planting area is insufficient, vegetation must not be depicted in the renderings. Artificial plants are prohibited; if proposed, this must be explicitly disclosed, and staff will recommend denial. Renderings must reflect realistic, as-proposed conditions — do not include planting on buildings outside the project scope or vegetation added solely for aesthetic effect.	Provided accordingly.

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HPB PLAN REVIEW (Continued)	
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Recommended Enhancements:	
<ul style="list-style-type: none">• Staff recommends against open-air bar counters directly fronting Lincoln Road, as this configuration is inconsistent with the established character of the corridor.	Although the referenced space is intended to be dedicated to food and beverage use, the open bar along Lincoln Road will not be included, and the renderings have been revised accordingly.
<ul style="list-style-type: none">• Provide nighttime renderings to demonstrate lighting levels and compatibility with the surrounding context.	Provided accordingly.
<ul style="list-style-type: none">• Provide a longitudinal section illustrating storefront depth and canopy projection in relation to the pedestrian zone.	Provided accordingly.