

RESPONSE TO COMMENTS

May 10th, 2026
City of Miami Beach – Planning Department
Plan Number: **HPB26-0691**
To whom it may concern,
This letter is in response to the comments received for the above-mentioned project.

Staff First Submittal Comments - Historic Preservation Board

1. HPB Plan Review – Fail

Giselle Deschamps Ph: email: giselledeschamps@miamibeachfl.gov

Comments:

Please see corrections.

Comments: II. ZONING COMMENTS

1. Provide the individual square footage of the new addition in the proposed F.A.R. calculation.

RESPONSE: Refer to PDF file “05-10-2026 NARRATIVE-02.pdf”.

2. Dimension the building height from Design Flood Elevation (D.F.E.) to the main roofline in the building elevations and sections.

RESPONSE: Refer to PDF file “05-10-2026 NARRATIVE-02.pdf”.

4. Pursuant to Parking Tier 2D, the new construction requires 84 spaces (one space per every 60 feet of floor area available for seats where there is no seating). Provide additional information on how the off-site facility will comply with the 84 parking spaces required. Please note that all off-site parking facilities shall be in accordance with sec. 5.2.8. If the applicant intends to request a waiver by the Historic Preservation Board (HPB) and/or City Commission for the land development regulations, inclusive of parking, please note this information in the letter of intent.

RESPONSE: Variance to be requested from city code section 5.2.8 and Parking Tier 2D regulations to permit the required parking demand to be satisfied through nearby municipal parking facilities, such as the Collins Park Garage (G12) and P49 parking lot, in lieu of providing the full required parking count on-site. See updated Architectural plans where this is indicated, as well as revised Letter of Intent.

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.

Final Submittal:	05/10/26
Notice to Proceed Issued:	05/21/26
Paper Final Submittal:	05/26/26
HPB Hearing:	07/14/26
SUBJECT:	HPB26-0691, 2100 Collins Ave

Please provide a narrative response to the comments listed below.

2. The letter of intent shall respond to the Certificate of Appropriateness Criteria of sec. 2.13.7.d.

RESPONSE: See revised Letter of Intent.

1. The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code.

RESPONSE: See revised Letter of Intent.

3. As per sec. 5.2.6., the new construction requires one loading space for places of assembly that are over 5,000 S.F. but no more than 10,000 S.F. The Historic Preservation Board may waive the requirements for off-street loading spaces for properties containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the Parking Department. If waiver is requested, please indicate this in the letter of intent.

RESPONSE: The new construction assembly area is less than 5,000 SF, and therefore, no variance is required. See Architectural plans for reference.

2. HPB Plan Review – Fail

Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov

Comments:

1 - Revise renderings to accurately include the proposed landscaping, in addition to renderings that may be provided without landscaping in order to clearly show the architecture.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

2 - The renderings appear washed out. Do they accurately reflect the materials proposed? Provide some detailed renderings.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

4 - Site plan must show existing and proposed street configurations with any loading zones/parking spaces/landscaping.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

5 - any proposed security gates/fences/screens must be shown now, as they cannot be approved administratively.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

6- Format all plans for 11x17 prints. Board members receive and review by hard copy.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

7 - Ensure all railings are shown on plans.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

8 - Show any proposed signage.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

3 - Is there a hardscape plan? Finishes are unclear.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

3. HPB Admin Review - Fail

Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov

Comments:

Email owners mail labels in Excel.

RESPONSE: This was sent to Gabriel Freitas by email on 5/4.

All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

RESPONSE: This is noted.

Page 1 of Application: Submit update to include File Number (HPB26-0691).

RESPONSE: See revised application.

Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.

RESPONSE: See revised application.

Page 1 of Application: Applicant Information (if different than owner) must be filled out.

RESPONSE: N/A

Page 7 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

RESPONSE: N/A

Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner – Submit signed and notarized affidavit per speaker.

RESPONSE: N/A

4. LUB - Planning Landscape Review - Fail

Philip Byrnes Ph: email: philipbyrnes@miamibeachfl.gov

Comments:

Proposed landscape plan does not indicate the location for the #28 Live Oak proposed for relocation. Please clarify.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

Provide the required architectural plans, sections, and elevations for staff approval.

RESPONSE: Comment to be disregarded. Per email correspondence between Philip Byrnes and Ihwa Choi on 5/4, the "PLANS-01" file in the First Submittal had been overlooked.

Landscape plans shall include a planting schedule inclusive of complete planting specifications.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

Landscape plans shall specify what the intended landscape is for all green planting areas

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".

Provide cross-section renderings capturing the relationship with the existing museum building, the proposed gallery structure, all proposed hardscape elements, canopy, with the proposed landscaping. The quantity of section renderings shall be based on the effectiveness to fully communicate the design intent.

RESPONSE: Refer to PDF file "05-10-2026 NARRATIVE-02.pdf".