

RESPONSE TO PLAN CORRECTIONS REPORT

May 10th, 2026

City of Miami Beach – Planning Department

HPB Application Number: **HPB26-0691**

To whom it may concern,

This letter is in response to comments received for the above referenced project.

Please provide a narrative response to the comments below.

1. HPB Plan Review – Giselle Deschamps

i. ZONING COMMENTS

1. Provide the individual square footage of the new addition in the proposed F.A.R. calculation.
RESPONSE: Completed. Please refer to the updated plan sheet G-102 for individual square footage calculations of the new addition.
2. Dimension the building height from Design Flood Elevation (D.F.E.) to the main roofline in the building elevations and sections
RESPONSE: Completed. Building sections and elevations markers have been updated to include the building height from D.F.E. (Sheet A-200, A-201, A-202, A-203, A-300)

2. HPB Plan Review – Michael Belush

i. 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: Completed. Renderings have been updated to include proposed landscaping and additional views without landscaping to clearly illustrate the architecture. (Sheet A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413)
2. The renderings appear washed out. Do they accurately reflect the materials proposed? Provide some detailed renderings.
RESPONSE: Completed. Updated renderings and additional detailed views have been provided to more accurately reflect the proposed materials and design intent. (Sheet A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413)
3. Site plan must show existing and proposed street configurations with any loading zones/parking spaces/landscaping.
RESPONSE: Completed. Site plan has been updated to show existing and proposed street configurations, loading zones, parking spaces, and landscaping. (Sheet G-103, G-104)
4. Any proposed security gates/fences/screens must be shown now, as they cannot be approved administratively.
RESPONSE: Completed. All proposed security gates and fences are now called out with keynotes on the plans. (Sheet A-102)
5. Format all plans for 11x17 prints. Board members receive and review by hard copy.
RESPONSE: All plan sheets are formatted for 11x17 printing.
6. Ensure all railings are shown on plans.
RESPONSE: Completed. Railings have been added and coordinated throughout the plans. (A-102)
7. Show any proposed signage.
RESPONSE: Completed. Proposed signage is now shown in renderings and elevations. (A-202, A-401, A-402, A-403, A-404)

JOHNSTONMARKLEE

8. Is there a hardscape plan? Finishes are unclear.

RESPONSE: Completed. Hardscape information and finish materials have been added to Landscape plans. Please see sheet titled "Hardscape Plan" (Page 4/5) in Landscape set

3. LUB – Planning landscape Review – Philip Byrnes

i. COMMENTS

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

RESPONSE: Completed. Please see note in sheet titled "Landscape Plan" (Page 3/5) in Landscape set

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

RESPONSE: Completed. Please see sheet titled "Landscape Plan" (Page 3/5) in Landscape set

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

RESPONSE: Completed. Please see sheet titled "Landscape Plan" (Page 3/5) in Landscape set

4. 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: Completed. Please see sheet titled "Landscape Section" (Page 5/5) in Landscape set