

PLAN CORRECTIONS REPORT (HPB24-0628)

PLAN ADDRESS: 900 Ocean Dr
Miami Beach, FL 33139-5013

PARCEL: 0232340080060

APPLICATION DATE: 06/20/2024

SQUARE FEET: 0

DESCRIPTION: Certificate of Appropriateness for changes to front facade, including glass awning, which may require a variance.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Monika Entin	MHE Law PA	7950 Nw 53Rd Street Suite 337 Miami, FL 33166
Owner	JOSE GOMEZ [AR0015416]		8101 Biscayne Blvd Suite 309 Miami Florida 33138

Submittal Intake

Version: 1

Date Received: 07/15/2024

Date Completed: 07/25/2024

1. HPB Plan Review - Fail

James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov

Comments:

see corrections

Comments: First Submittal: July 14, 2024
Comments Issued: July 25, 2024
Final Submittal: August 4, 2024
Notice to Proceed Issued: August 14, 2024
Paper Final Submittal: August 16, 2024
HPB Hearing: October 8, 2024

SUBJECT: HPB24-0628, 900 Ocean Drive.

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

- EXIST-201 should show area of demolition in order to install breezblock. Since there are no changes to the south elevation, replace this elevation with the east elevation with no canopies/awnings to show demolition of wall and glass for breezblock. Dimension the area of demolition.
- Provide a color photo of the exterior wall area to be demolished.
- Provide detail A3 on sheet A-202 at a larger scale.
- Provide detail A1 on sheet A-201 at a larger scale.

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- N/A

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.

2. HPB Admin Review - Fail

Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov

Comments: Electronic files cannot exceed 25MB; the files can be divided in two or more files if necessary.

Submit signed and seal Architectural / Landscape Plans and Survey.

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



July 29, 2024

Re: Response to HPB 1st Submittal Comments, **Permit # HPB24-0628**
 900 Ocean Drive, Miami Beach, FL 33139

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RESPONSE TO PLAN CORRECTION REPORT COMMENTS

HPB PLAN REVIEW	
07/25/2024 Review by James Seiberling	
DEFICIENCIES IN PRESENTATION:	
Comment	Response
1. EXIST-201 should show area of demolition in order to install breezeblock. Since there are no changes to the south elevation, replace this elevation with the east elevation with no canopies/awnings to show demolition of wall and glass for breezeblock. Dimension the area of demolition.	Refer to Detail A1 (Existing/Demo east elevation) on EXIST-201.
2. Provide a color photo of the exterior wall area to be demolished.	Refer to new sheet EXIST-202.
3. Provide detail A3 on sheet A-202 at a larger scale.	Refer to new sheet A-401 (Detail A1) for enlarged section.
4. Provide detail A1 on sheet A-201 at a larger scale.	Refer to new sheet A-401 (Detail A4) for enlarged east elevation.

HPB ADMIN REVIEW	
07/25/2024 Review by Gabriela Freitas	
Comment	Response
Electronic files cannot exceed 25MB; the files can be divided in two or more files if necessary.	Acknowledged
Submit signed and seal Architectural / Landscape Plans and Survey.	Acknowledged
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.	Acknowledged