

MEMORANDUM

TO: Ms. Deborah Tackett
Mr. James Seiberling
Ms. Gabriela Freitas

FROM: Carter N. McDowell
Nicholas A. Noto

DATE: September 8, 2024

RE: HPB24-0635 - 100 21st Street - Staff First Review Comments - Applicant's Responses

HPB Plan Review • Fail • Seiberling James • Completed : 08/29/2024

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

1. Provide demolition plan, elevation and section drawings of the porte-cochere.

Acknowledged, see attached Porte Cochere Plans.

2. Provide reconstruction plan, elevation and section drawings of the porte-cochere.

Acknowledged, see attached Porte Cochere Plans.

HPB Admin Review • Fail • Freitas Gabriela • Completed : 08/28/2024

1. 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.

2. Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.

Acknowledged.

3. Submit signed and seal Survey.

Acknowledged, signed and sealed survey attached.