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September 9, 2019

**TO:** Miami Beach Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: Permit No. BC1910048**  
**SoBe Vegan**  
110 Washington Ave. CU-3, CU-4  
Miami Beach, FL 33139

**FROM:** William Hamilton Arthur IV, AIA, NCARB.  
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**REMARKS:** ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please Comment

	COMMENTS	RESPONSE
<b>COMMENTS— 08/30</b>		
1.a.	Modify LOI to include proper variance request and site plan modifications.	Please find revised attached.
1.b.	Refer to additional comments posted by Monique Fons.	Noted, these will be paid upon receipt of invoice.
2.a.	Generally improve quality of drawings and type for crispness and legibility.	Please find revised attached.
2.b.	Add "Updated Design Renderings 04-18-19" for heightened clarity.	Please find revised attached.
2.c.	Provide a narrative responding to staff comments.	This document serves that purpose.
2.d.	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.	Sheet T-000
2.e.	All drawings to be dated – ensure final submittal date is on the cover sheet.	Please find revised attached.
3.a.	Add "Updated Design Renderings 04-18-19" for heightened clarity	Please find revised attached.
3.b.	Add close up exterior color photos ( 4 to a page) of existing retail bay.	Sheet P-101
3.c.	Add exterior color photos of neighboring retail bays ( 4 to a page)	Sheet P-101
3.d.	COVER. Remove genral notes. Remove safeguards. Enlarge legend. Add zoning legend. District, Add existing interior SF. Add existing exterior SF.	Sheet T-000
3.e.	A-100 simplify and improve drawing. Enlarge plan (to be consistently sized throughout). Distinguish PL. Add 10' setback line within storefront. Remove unnecesary permit notes and markings and notations.	Sheet A-100
3.f.	A-103 distinguish PL. Remove Power legend. Enlarge plan.	Sheet A-103

3.g.	A-105 RMPS1: ONE wall sign for 'SOBE VEGAN' limited in size to 0.33 square feet for every foot of linear frontage, add linear frontage and calculate. Add detail of signage plan (size, type of letters, method of illumination, color, etc.) for all three wall signs. VARIANCE REQUIRED to have the lower two 'V's on the columns.	Sheet A-105
3.h.	Graphically improve new elements. Where are new pavers?	Please find revised attached.
3.i.	Sidewalk café seating, planters, and umbrellas not part of this approval.	Please find revised attached.
3.j.	Missing details of "green wall"	Sheet A-105
3.k.	Details of storefronts/doors—any proposed window signage/lettering.	Sheet A-106
3.l.	Missing Landscape plans (10a and 10 b checklist) by a registered landscape architect in state of FL.	As discussed, there are no landscape drawings or architect.
3.m.	Pursuant to DRB File 11989 Final Order, dated March 14, 2000, condition 2a: All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, subject to the review and approval of staff. Ground covered walkways in public areas should be consistent, staff not supportive of the ground plane change in materiality.	Noted and discussed with James Murphy.
4.a.	V #1 to exceed One wall, projecting or detached for the RMPS-1 district.	We've removed both sign bands from the proposed application.
4.b.	V #2 to exceed aggregate area for a wall sign. NOT DETERMINED AT THIS TIME>	
4.c.	provide a narrative responding to staff comments.	Please find revised attached.
4.d.	Revise letter of intent to clearly indicate variances requested and explain in detail hardship and practical difficulties criteria for each variance. If no variance is requested, please indicate that in the letter of intent.	Please find revised attached.
4.e.	Provide a location plan of the building indicating surrounding streets.	We've enhanced location plan on sheet T-000 to indicate more of the street names.
4.f.	Provide color photographs, showing more details of the exterior of the building.	Added sheets P-100, P-101, P-102
4.g.	Exterior elevations are confusing. Provide existing elevations and proposed elevations.	Refer to elevations depicted in P sheets
4.h.	Only one sign is permitted. Maximum sign area allowed is 0.33 sf x linear frontage up to 30 sf Area shall be calculated with a rectangle with a height of the highest letter for the entire length. The separate V's are not permitted.	Removed all signage from application.
5.a.	Refer to comments posted by landscape reviewer	As discussed, there are no landscape drawings or architect.