

February 04, 2024

Miami Beach Planning Department

RE: PLAN CORRECTIONS REPORT (DRB23-0991) - Revision Narrative - Final Submission

Project name: 1212 Lincoln Rd. Roof Top Padel Courts

Project address: 1600 Alton Rd. Miami Beach, FL 33139-2313

Dear Planning Department,

Please find below responses and commentary to the provided comments from staff regarding 1212 Lincoln Rd Rooftop Padel Court DRB Plan review (DRB23-0991)

Comments:

1E: Include an electronic version of original signed & sealed survey, dated no more than six months from date of application.

See attached document, "02-04-2024 SURVEY.pdf".

1F: Provide architectural plans with cover sheet, bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.

Notes added to Cover Sheet.

1G: All applicable zoning information (use Planning Department zoning data sheet format) in the architectural set.

See table on sheet A0-03.

1H: A Context Location Plan shall be submitted, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets (no Google images).

See graphic added to sheet A0-02.

1I: The survey shall include the full legal description of the property. For lengthy legal descriptions, attach as a separate document - label clearly.

See added sheets A0-01.1 & A0-01.

1J: Provide a site plan (existing and proposed, including adjacent right-of-way widths).

See sheet A1-00.

1K: Current color photographs, dated, Min 4"x 6" of project site and existing structures.

See sheet A0-04.

1L: Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images) shall be included in the plans.

See sheet A0-05.

1M: Provide a roof plan showing the location of the paddle courts with setbacks from the building edge.

See notes added to sheet A1-01.

1N: Submit the proposed elevations, materials & finishes noted of the paddle court, lighting, and fences (showing grade, base flood elevation, heights in NGVD values and free board if applicable).

See notes added to sheet A2-01 & A2-02.

1O: Include section drawings and color renderings of the paddle court.

See sheet A3-01, A3-02 & A4-01.

2A: Include the cost of estimate under a separate cover or in the letter of intent.

See attached document, "02-04-2024 COST.pdf".

2B: Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Added to cover sheet.

2C: Final submittal drawings need to SEALED.

See attached document, "02-04-2024 PLANS.pdf".

3: DESIGN RECOMMENDATIONS

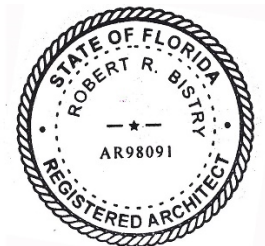
N/A.

4A: Zoning comments will be provided once architectural plans are submitted.

Noted.

Please do not hesitate to contact me at 305-902.8629 or at bbistry@built-form.net if you require any further information or if there are any questions related to this response.

Sincerely,



Robert R. Bistry, AIA