PLAN CORRECTIONS REPORT (HPB24-0607): Responses to Comments

PLAN ADDRESS: 1775 James Ave
Miami Beach, FL 33139-7551

PARCEL: 0232340190370

APPLICATION DATE: 02/06/2024
EXPIRATION DATE:

SQUARE FEET: 0
VALUATION: $0.00

DESCRIPTION: Certificate of Appropriateness for connector feature between 1775 James Ave and 1776 Collins Ave.

CONTACTS	Name	Company	Address
Applicant	Diana Ramos	Bercow Radell Fernandez Larkin	200 Biscayne Ste. 300 Miami, FL 33131
Contact	Paul Savage	Bercow, Radell, Fernandez, Larkin	200 S. Biscayne Boulevard Suite 300 Miami, FL 33131

Submittal Intake **Version: 1** **Date Received: 02/20/2024** **Date Completed: 02/26/2024**

Correction Comments:	**Notes/Responses to Comments:**
1. HPB Admin Review - Fail	Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov
Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries. (AHB IRREVOCABLE TRUST)	The Application form now attaches detailed charts with Applicant and Owner Corporate Disclosures of Interest down to individual interests, including Trustee/Trust Owners with interest greater than 5% (natural persons).
Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.	Noted. Plans submitted as Part 1 and Part 2.
Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more. (MOUNT LAKE PROPERTIES CORP. and CLOSE HORIZON LLC)	The Application form now attaches detailed charts with Applicant and Owner Corporate Disclosures of Interest down to individual interests (natural persons) to all with 5% or greater interest.
Submit owners mail labels in Excel.	Submitted via email and Confirmed by City Staff.
Correction Comments:	**Notes/Responses to Comments:**
HPB Plan Review -- Fail James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov Please provide a narrative response to the comments listed below	Noted.
1. DEFICIENCIES IN PRESENTATION	
a. Provide Historic Resources Report for 1775 James Av.	HRR #2 Now included for 1775 James Ave, submitted at time of 2014 HPB File No. 7463.
b. Provide demolition elevation drawings for the rear of both buildings.	See new Sheets A-28 & A-29 depicting demolition drawings.