

August 02, 2021

City of Miami Beach - Planning Department  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

Re: 4540 North Bay Road, Miami Beach, FL 33140  
Design Review Board Plan Corrections Report  
Process Number: **DRB21-0711**

**STAFF COMMENTS FOR 07-12-21 DRB FIRST SUBMITTAL**

Comment 1a: Missing in CSS the construction cost valuation; include it in LOI or provide under separate cover.

***Response: The construction cost valuation has been provided.***

Comment 2a: In general, for the line drawings clean up the hatches and line weights for clarity.

***Response: The drawing line weights and hatches have been cleaned up and improved for clarity.***

Comment 2b: Include more photos of existing home.

***Response: Photographs of the existing lot and home have been provided on sheets A-020 and A-021.***

Comment 2c: Lot Coverage Diagram – revise graphics and resultant calculations – 5’ projections are from exterior building wall – remainder of covered area to be included in lot coverage. Currently diagramed inversely.

***Response: Please see updated coverage diagram on sheet A\_6104. 5’ projections are now measured from exterior walls. The graphics and resultant calculations have been revised.***

Comment 2d: Waiver Diagram – include in elevations overall two-story elevation dimension.

***Response: The overall two-story dimension has been added to sheet A\_6106, and the graphics have been revised. The 60' waiver dimension has been added to all relevant elevations.***

Comment 2e: For lot coverage exceeding 25% - at least 35% of the second floor shall be set back a minimum of 5' from required setback.

***Response: The 35% setback diagram for the second floor has been added on sheet A\_6117.***

Comment 2f: Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

***Response: "FINAL SUBMITTAL" has been added to the cover sheet, and all drawing sheets have the "08-02-21" final submittal date.***

Comment 4a: Additional open space of two-story elevation along the north side.

***Response: The 1% open space waiver request has been added to sheet A\_6107. Sheet A\_6125 has been updated to indicate 1% open space waiver. Text notes have been added to all relevant sheets.***

Regards,

Kurt J. Dannwolf, AIA  
President  
O'Donnell Dannwolf and Partners Architects, Inc  
AR92042