

March 7th, 2022

**VIA HAND DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, FL 33139

**Re: Application to Design Review Board (DRB22-0798) – Response to Staff Final Submittal Review Comments Dated February 24th, 2022**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated February 24th, 2022 for Application DRB22-0798 in connection with approval for the facade modification to previously approved two-story single family residence located at 4520 Meridian Avenue, Miami Beach. The Applicants responses to the comments are as follows:

1. DRB Plan Review

DRB Plan Review - Fernanda Sotelo Ph: email:  
FernandaSotelo@miamibeachfl.gov

Comments: Comments issued on February 24th.

1. Application completeness

**Response: Application DRB number has been added.**

2. Architectural representation

a. Provide cost estimate in LOI or under separate cover.

**Response: the cost estimate will be \$150,000.00**

b. Revise LOI - Applicant is requesting one waiver for this application.

**Response: Please see revised LOI which says the applicant will required a waiver for this application. "A design waiver is requested to recede with 35% of the second floor along the front elevation; only 17.93% of the second floor along the front elevation is set back 5' from the minimum required setback. The design of the home with its transparent glass atrium will reduce the perceived mass of the home."**

c. Include within the drawings proposed submittal the previous approved

plans have a direct comparison of what is being changed.

**Response:** We are submitting a separate PDF called microfilms which contains the latest submittal that was approved by the city. Also on the DRB proposed set now we are doing a direct comparison of every area that is being changed along with a legend that also explains the area of alteration.

d. Missing zoning diagram for 2nd floor setback - Sec 142-105(4) c.

**Response:** Please see sheet A-2.2 which contains a zoning diagram that shows the unit size second floor.

e. Combine existing and proposed into one submittal, Index sheet for both

**Response:** Please see revised plans, existing and proposed has been combined into one submittal.

f. Add "FINAL SUBMITTAL" and DRB file No. to front cover title for heightened clarity.

**Response:** Please see cover sheet which shows FINAL SUBMITTAL as well as DRB file No. DRB22-0798

g. Final Submittal drawings need to be DATED, SIGNED AND SEALED.

**Response:** Final drawings are dated signed and sealed.

3. Design Recommendations

4. Zoning Comments

a. The height of the pool within the required rear yard can not exceed adjusted grade, or 30" above grade, whichever is greater

**Response:** The pool is existing and we are not modifying any exterior. This DRB submittal is for Facade modifications.

3. DRB Plan Review

DRB Planning Landscape review - Enrique Nunez Ph: email:  
EnriqueNunez@miamibeachfl.gov

Comments: Comments issued on February 24th.

**Response:** This DRB submittal is for facade modifications. We are not doing any alterations to the landscaping of the existing residential house

