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AA#26002467

July 11, 2022

**City of Miami Beach Building Department**  
1700 Convention Center Drive  
Miami Beach, FL 33139

RE: **ZBA22-0138 – 1600 Cleveland Road, Miami Beach**

Dear Plans Reviewer:

Please review my responses to your comments.

### **1. APPLICATION COMPLETENESS**

- a. Signed and dated letter of intent. Letter must outline application details and identify hardships if variances are requested. ***Response: Please see signed and dated 7-11-2022 LOI.***
- b. Mailing labels: upload property owner's list and copy of original certified letter from provider. ***Response: Please see 7-11-2022 Labels.***
- c. Survey: electronic version of original signed & sealed, dated no more than six months from date of application. ***Response: Please see 7-11-2022 Survey.***
- d. Current color photographs, dated, min 4"x 6" of project site and existing structures (no Google images) ***Response: Please see 7-11-2022 Architectural Plans 2 of 3***
- e. Current, color photographs, dated, Min 4"x6" of interior space (no Google images) ***Response: Please see 7-11-2022 Architectural Plans 2 of 3***
- f. Provide a proposed dimensions site plan, noting all setbacks, both for existing and proposed structures. Dimension walkways and patios. ***Response: Please see 7-11-2022 Architectural Plans 1 of 3***

### **2. ARCHITECTURAL REPRESENTATION**

- a. 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)** ***Response: Please see 7-11-2022 Architectural Plans 2 of 3***
- b. Proposed materials & finishes must be noted on elevations. ***Response: Please see 7-11-2022 Architectural Plans 3 of 3 sheet A-5.1***
- c. Proposed section drawings must be provided. ***Response: Please see 7-11-2022 Architectural Plans 1 of 3 A.4.1***
- d. Color renderings (elevations and three dimensional perspective drawings) specifically related to the area subject of variances. ***Response: Please see 7-11-2022 Architectural Plans 3 of 3***
- e. Increase the size of the zoning table. The font is too small to read. Everything must be legible when printed at 11x17. ***Response: Please see 7-11-2022 Architectural Plans 1 of 3 sheet GN-2***
- f. Provide a graphic scale and increase the scale of the demolition drawings. Provide the ground floor demo on its own sheet. The text is too small to read. ***Response: Please see 7-11-2022 Architectural Plans 1 of 3.***
- g. Distinguish the added area on the ground floor plan. ***Response: Please see 7-11-2022 Architectural Plans 1 of 3***

- h. For elevations, on the same sheet, show existing and proposed elevations so that the changes are clear. *Response: Please see 7-11-2022 Architectural Plans 3 of 3*
- i. Enlarge the scale of the elevations. *Response: Please see 7-11-2022 Architectural Plans 3 of 3*
- j. Overall the plans need to more clearly show the current condition of the site and the proposed new construction. Provide a separate diagrammatic site plan, color coded to graphically indicate where the home is proposed to be expanded on the ground floor and second floor, along with proposed changes to the site plan. *Response: Please see 7-11-2022 Architectural Plans 1 of 3*

### 3. DESIGN RECOMMENDATIONS

#### 4. ZONING COMMENTS

- a. Show compliance with the courtyard requirements for the interior side yard (min.depth of 8 feet and 1% of lot area – compliance is not provided currently) or reduce the length of the side elevation to no more than 60 feet. If a waiver is requested, this application will have to be moved for the review of the Design Review Board (which is an option for the Sept. 6<sup>th</sup> meeting). *Response: Please see 7-11-2022 Architectural Plans 1 of 3 with setback at 8'-0"*
- b. The new roof overhang exceeds the max projection of 25% into the required yard. An added variance is required as proposed. *Response: Please see 7-11-2022 Architectural Plans 1 of 3 with adjusted roof overhang.*
- c. Provide the building setbacks from all property lines at the second level. *Response: Please see 7-11-2022 Architectural Plans 1 of 3 on A-1.1*
- d. Confirm that the value of the addition will not exceed 50% of the current value of the home, as determined by the Building Department. Exceeding this will require elevating the home to BFE plus 1, in addition to new variances. *Response: Coordinated with Deiyel Vergel with Cost Approach appraiser and confirmed under 50% substantial improvement.*
- e. The new patio next to the outdoor BBQ area does not comply with the setback requirements (and it is not even dimensioned) *Response: Please see 7-11-2022 Architectural Plans 1 of 3 with corrected BBQ.*
- f. Provide a variance diagram, which must show the required setbacks and the proposed setbacks and identify the variances. *Response: Please see 7-11-2022 Architectural Plans 1 of 3 sheet GN-3.4*
- g. The proposed carport must demonstrate compliance with the requirements for a solar carport in order to approved in the proposed location. Show compliance. *Response: Please see 7-11-2022 Architectural Plans 1 of 3 with corrected carport.*

#### 5. LANDSCAPE COMMENTS:

- a. Tree Survey was not provided. *Response: Please see 7-11-2022 Landscape Tree removal.*
- b. Tree Disposition Plan was not provided. *Response: Please see 7-11-2022 Landscape.*
- c. Landscape Plan needs to be further developed. Must include right-of-way areas, landscape legend form, hardscape materials, ground floor equipment, and overhead and underground utilities information. *Response: Please see 7-11-2022 Landscape.*

July 11, 2022

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,



**Wesley A. Castellanos, Architect**