



212 NW 73<sup>rd</sup> Street  
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RE: Project at 7418 Harding Ave

**Process Number HPB21-0498**

September 9, 2022

Miami Beach HPB

To Whom it May Concern,

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I'm writing this letter to serve as a guide for the revisions hereby submitted. Please let us know if we can further clarify.

**Zoning Comments**

Sheet A-22, the patio area at the northwest corner of the site must comply with the 8'-0" required side setback. A walkway may connect from the east-west egress path to the patio.

**Response:** The patio has been revised.

**Deficiencies in Presentation**

Indicate on ground level plan the location of the FPL transformer/vault (this equipment is not an allowable yard encroachment).

**Response:** FPL transformer will be on a pad on the south side, screened from view.

Note on plans the location of all exterior mechanical equipment such as condensing units.

**Response:** The AC units will be fed by a mini split system therefore no site condensing units.

Indicate on ground level plan the location of the trash room.

**Response:** The trash room is located on the ground floor in the west building with access from the rear.

The entry doors for the ground level units on the north and south buildings appear to be floating in the air in the elevation drawings. Indicate steps.

**Response:** Steps have been indicated where needed in plans.



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### **Design/Appropriateness Comments**

Staff recommends investigation of the 2nd level projecting balcony material and restoration of the existing material in lieu of the proposed coral stone cladding.

**Response:** We believe the coral stone will add a historically appropriate addition to the compatibility to the new courtyard material

Staff recommends that the window frames color be more consistent with the original casement windows such as clear anodized aluminum or powder coated grey or silver in lieu of the proposed "dark wood window frame".

**Response:** We will adopt staff's recommendation.