



August 8, 2022

VIA ELECTRONIC DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: 10 Century LN, LLC – 10 Century Lane
Design Review Board Application No. DRB22-0847
Responses to First CSS Comments**

Dear Mr. Mooney:

On behalf of 10 Century LN, LLC (the "Applicant"), below are the responses to the First CC comments issued in connection with Design Review Board Application No. DRB22-0847 (the "Application") for the design of a single-family home located on that certain ±3,010 square foot parcel of land located at 10 Century Lane, identified by Folio No. 02-3233-002-0100:

1. Application Completeness

- a. Copy of original building permit card and microfilm.

RESPONSE: Provided in plan set.

- b. Vacant/unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained.

RESPONSE: The Property is not vacant. Currently, there is an existing single-family residence on the Property, which is occupied by a tenant.

- c. Provide a contextual elevation line drawing, showing this proposed design as viewed from the street, in relationship to adjacent properties.

RESPONSE: Provided in plan set.

2. Architectural Representation

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

RESPONSE: Based on a construction cost of \$400 per square foot, the estimated cost of construction is \$1,475,000.

- b. Add "FINAL SUBMITTAL" and DRB file no. to front cover title for heightened clarity.

RESPONSE: Provided in plan set.

- c. Final submittal drawings need to be dated, signed, and sealed.

RESPONSE: Provided in plan set.

3. Design Recommendations

- a. Show a realistic configuration of the windows surrounding the rear of the garage.

RESPONSE: Provided in plan set.

4. Zoning Comments

- a. Staff would strongly recommend denial of any variance for the a/c/ units.

RESPONSE: This variance has been eliminated. Please refer to the amended and restated letter of intent.

- b. Side setback variances is described wrong in the LOI.

RESPONSE: This variance has been eliminated. Please refer to the amended and restated letter of intent.

- c. Dimension the width of the driveway and walkway.

RESPONSE: Provided in plan set.

5. Landscape Comments

- a. Add street trees.

RESPONSE: Due to the extremely limited frontage of the Property, there is not adequate area to provide street trees. Therefore, Applicant will pay in to the City's Tree Trust Fund.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly at tslavens@lsnlaw.com or (305) 673-2585.

Respectfully submitted,

LSN LAW, P.A.

A handwritten signature in blue ink, reading "Tracy Slavens". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tracy R. Slavens, Esq.

Enclosures