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May 8, 2023

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

RE: DRB23-0925  
1600 Cleveland Road  
Miami Beach, FL 33139

Dear Giselle Deschamps,

Please find responses to comments listed below.

## PLANNING

### Application Completeness:

- a. A copy of the signed and dated checklist that was provided at the pre-application meeting is required.  
**Pre-application meeting was not required for this submission, per Michael Belush's instructions**
  - b. The letter of intent shall include and respond to the sea level rise and resiliency code criteria as per sec. 133-50.  
**See signed and dated LOI (05-08-2023 LOI)**
  - c. The letter of intent shall include and respond to the hardship criteria as per sec. 118-353(d).  
**See signed and dated LOI (05-08-2023 LOI)**
  - d. The survey provided does not show grade elevation.  
**See updated Survey provided. Grade elevations included.**
  - e. The survey shall be included in the architectural set.  
**Included**
  - f. Provide completed Zoning Data Sheet scanned into the plans.  
**See sheet SD-1 in the "05-08-2023 Plans". Scanned Data sheet added**
  - g. Include the existing unit size and lot coverage calculation and shaded diagrams in the plan package.  
**See sheets SP-3 & SP-4 in the "05-08-2023 Plans". Diagrams updated**
  - h. Provide a context location plan.  
**See sheet SD-1 in the "05-08-2023 Plans" for reference to Context Location Area on Location Map**
  - i. Current color photographs shall be submitted (dated and min. 4"x6" of project site) of the existing sites and interior spaces (no Google Images).  
**See CP (Context Photo) sheets in the "05-08-2023 Plans"**
  - j. Provide current photographs, dated, min. 4"x6" of context, corner to corner, across the street, and surrounding properties with a directional plan  
**See CP (Context Photo) sheets in the "05-08-2023 Plans"**
  - k. The roof plan and building sections shall be part of the architectural set.  
**See sheets A-4 & A-9 in the "05-08-2023 Plans". Roof Plan and Sections Added**
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- l. Provide color renderings of all cardinal directions.  
See sheets R-1 & R-2 in the "05-08-2023 Plans". Color Renderings included
  - m. Include a context elevation line drawing, corner to corner, across the street, and surrounding properties.  
Not clear on requirement. See context photos on CP sheets in the "05-08-2023 Plans".
  - n. An exploded axonometric plan shall be submitted (first to second floor relationship).  
See sheet SP-4 in the "05-08-2023 Plans". Plan overlay diagram provided to clarify Floor to Floor relationship.
  - o. Provide an open space calculation and shaded diagram for the front, rear, and side yard facing-a-street.  
See sheet SP-5 in the "05-08-2023 Plans". Open Space Diagram added.
  - p. A separate variance/design waiver diagram needs to be submitted.  
See sheet SP-2 in the "05-08-2023 Plans". Variance /Design Waiver Diagram added.

Architectural Representation:

- a. Include the cost of estimate under a separate cover or in the letter of intent.  
Cost estimate included in updated "05-08-2023 LOI"
- b. Add "FINAL SUBMITTAL", and DRB File No. to the front cover title for heightened clarity.  
See Cover sheet in the "05-08-2023 Plans". Information added
- c. Final submittal drawings need to be Dated, Signed and Sealed.  
Complete

Zoning Comments:

- a. Provide the dimensions of the roof overhangs, terraces, and all covered structures in the first and second floor plans.  
See sheets A-2, A-3 & A-4 in the "05-08-2023 Plans". Dimensions added
- b. Provide the setbacks of the carport from the property line(s) for further review.  
See updated "05-08-2023 Plans". Setback dimension of 18" for the carport noted on the various plans
- c. Include a detail section that shows the height of the pool equipment as measured from grade and B.F.E.  
Additionally, the vegetation screening shall be included in the section.  
See sheet A-9 in the "05-08-2023 Plans". Pool Equipment Section Added for clarity.
- d. Driveways and parking spaces parallel to the front of the property line shall have a minimum setback of five feet from the front property line. This includes portions of the pavement that does not align with the driveway approach.  
See sheet SP-1 in the "05-08-2023 Plans". Dimension of side of driveway from Front property line added.
- e. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of this Code.  
See sheet SP-1 in the "05-08-2023 Plans". Porous pavement note added.

Thank you for your consideration. Please contact me at 305-801-9185 if there are any questions or comments.

Kind Regards,



**Ryan Alderman, AIA, LEED AP**