



architecture - interiors - planning

January 3, 2018

City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Fl. 33139

Re: Historic Preservation Board  
Santoro Residence  
828 4<sup>th</sup> Street  
Miami Beach, Fl. 33139  
HPB17-0182

The following are responses to comments:

ZONING – Irina Villegas

1. Zoning information now in Planning Department format on Sheet SP-0 and on form provided.
2. A Variance is being requested for the proposed location for the AC Units.
3. AC elevation shown in Building section on sheet A-9.
4. Property lines now shown on elevations.
5. Height of elements above the roof line added to the elevations.
6. Sections shown on sheet A-9.
7. Section across roof and jacuzzi shown on sheet A-9.

8. Height of counter from adjusted grade is now shown in section, sheet A-9.
9. Driveway has been removed from open space calculations.
10. Open space calculations have been revised to reflect request in email dated 1-10-18.

PLANNING – James Seiberling

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION:

- a) Bullet points on past permits now included in submittal.
- b) Landscape Plan now in submittal.
- c) Zoning information in Miami Beach Zoning Format on sheet SP-0.
- d) Noted and revised in new Zoning information format.
- e) Heights of projections shown in elevation and section sheets.
- f) Material samples, colors, and finishes now included in this submittal.

2. DESIGN/APPROPRIATENESS COMMENTS:

- a) See attached specification of the Resysta composite wood siding. Also has Miami Beach County produce approval.
- b) Other views now included in submittal.

ADMINISTRATION – Victor Nunez

All fees will be paid and originals of plans and letters requested will be submitted after confirmation to proceed.

PLANNING – Ricardo Guzman

1. Tree Survey now submitted.
2. Tree disposition plan now submitted.
3. Landscape plans as per CMB Chapter 126 Landscape code now submitted.