



Architecture – Interiors – Construction Management  
Lic. #AA26002467

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Design Review Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

September 14, 2018

**Re: The Towerhouse Condominium, Inc.  
5500 Collins Avenue, Miami Beach (the “Property”)  
Application for Design Review Approval (“Application”)  
DRB File #DRB-18-0333  
Replace Existing Precast Baluster Railing with Glass & Aluminum Assembly**

Dear Chairperson and Members of the Design Review Board:

Our firm represents The Towerhouse Condominium, Inc. (the “Applicant”) in connection with design review submittal relating to the Property. Please accept this Application, on behalf of the Applicant, for a Design Review Approval for design to the project as the 5500 Collins Avenue (the “Project”).

**I. The Property**

The Property is located and designated as Residential Multifamily, High Intensity District (“RM-3”) on the City of Miami Beach Official Zoning Map. It is currently a Condominium with 83 units. The building was originally constructed in 1974 and the architect was Reiff-Fellman & Associates, Don Reiff AIA & Morton R. Fellman, P.E. The Property is located on the West side of Collins Avenue and on Indian Creek. It is a single structure with pool, tennis courts, amenities with a private dining restaurant. A driveway with a porte-cochère allowing for drop-off and pick-up of the residents and guests. The building copies of the buildings cards and photographs of the Property are enclosed.

**II. The Project**

The proposed scope of work the applicant is requesting shall be to the replacement of the existing balcony parapet, currently constructed as a precast concrete with architectural “fins” and top concrete cap. The existing cantilevered balcony slabs appear to be experiencing spalling and stress cracks from impacts of lateral forces.

The precast baluster railings are not compliant with current codes and have stress cracks. A enclosed report prepared by ACG Engineering Services, Inc. on August 17, 2018 require immediate replacement and not maintain the existing railing system.

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The original design intent for this condominium was designed in the '70's with materials that were ready accessible for completion.

The proposed design for review shall be to remove the current precast baluster railings system facing West (Indian Creek), North & South. There are no balconies that face Collins Avenue. The replacement will be with clear hurricane impact glass railing that shall be supported on aluminum posts and oval cap to be in compliance with the current code.

We believe the original architect will prefer the unobstructed views of the city, while keeping the style of architecture consistent, it will an alternate for approval.

### **III. Request for Design Review Approval**

The Applicant is applying for Design Review Approval to improve the property apartment with the new glass railing balconies. Overall, the applicant has repaired the damaged and deteriorated stucco at the exterior and followed up with new paint that has improved and restored the building. The building and their owners are in favor of the proposed renovation and are willing to have the architecture consistent with Miami Beach.

### **IV. Request for Variances/Waivers**

No Variances or Waivers are being requested.

### **V. Conclusion**

The Applicant is requesting approval to renovate the property to maintain the beautiful Condominium while maintain the appearance of the Miami Beach Architecture. The building is not in the Historic Building Directory or Historic Register.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Mr. James Murphy, Miami Beach Planning & Zoning Department  
Mr. Bobby Gianos – President of The Towerhouse Condominium, Inc.