



Z. W. JAROSZ ARCHITECT, P. A.

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July 19, 2016

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

Re: 3511 Flamingo Drive

To Whom It May Concern:

Our office has been working in obtaining the full permit for 3511 Flamingo Drive, but the DRB final order expired on June 2nd 2016. The master permit was filed December 22nd, 2015 and the revision process has extended past seven months. Several reasons set us back in schedule.

- City of Miami Beach updated its record system and the review process was delayed.
- Controversy related to commercial appliances requested by the owner.

We have been required to provide a list of cooking appliances with specifications to certify that they are rated for residential use. First, we were advised to provide a note stating that cooking appliances will be selected by owner and such appliances will be rated for residential use. The note was denied by the mechanical chief inspector. Later, we were advised by city staff to further notate that cooking appliances will be under separate permit and commercial appliances will be contingent upon approval by the Board of Rules and Appeals. Again, the note was also rejected by the mechanical inspector.

This is the only remaining issue as related to the full review and approval besides the now necessary extension of the DRB approval. We kindly ask that you review the DRB approval extension application for 3511 Flamingo Drive to finalize the permit.

Sincerely,



Zbigniew W. Jarosz, AIA