



Castellanos Design Studio, LLC
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 AA#26002467

December 9, 2016

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

RE: **HPB16-0071** – 801/807/815 Alton Road

Dear Plans Reviewer:

Please review my responses to your comments.

Planning Department Review	Fail	12/8/2016	12/5/2016	Seiberling, James
Planning Landscape Review	Pass	12/12/2016	12/8/2016	Guzman, Ricardo
Planning Admin Review	Fail	12/8/2016	12/9/2016	Nunez, Victor

1. PLANNING DEPARTMENT REVIEW:

First Submittal: November 29, 2016

Comments Issued: December 8, 2016

CAP Final Submittal: December 15, 2016

Notice to Proceed Issued: December 22, 2016

Scheduled Board Meeting Date: February 14, 2017

If revised plans are not submitted through CAP on or before December 15, 2016, the application will not move forward to the above noted meeting date.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Sheet GN-1 detail 1 is the wrong aerial. **Response:** Please see revised Aerial.
- b. Dimension the setback from the front property line to the parking spaces. **Response:** Please see dimensions
- c. Dimension the driveway width **Response:** Please see dimensions.

2. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends the elimination of the 5 parking spaces within the front yard and the introduction of additional landscaping.
- b. Staff recommends the driveway be designated right-in only and right-out only.

2. PLANNING ADMIN REVIEW:

Please note that the following fees will be invoiced at the time of the final submittal:

1. Advertisement-\$1,500
 2. Board Order Recording- \$100
 3. Posting (per site)- \$100
 4. Courier (per package)- \$70
 5. Mail Label Fee (\$4 per mailing label) - \$2,116
- Total Outstanding Balance = \$3,886

In addition to the fees, the following shall be provided to the Department no later than December 27, final submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department. NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

We appreciate your time and efforts for a successful review and approval. Feel free to contact me at 786-218-5335 for any additional information.

Sincerely,

Wesley A. Castellanos, Registered Architect