

**DATE:** February 2<sup>nd</sup>, 2025  
**HPB#:** HPB24-0618  
**ADDRESS:** 1020 Pennsylvania Avenue. Miami Beach, FL. 33139  
**REFERENCE:** Response to First Submittal DRB comments.

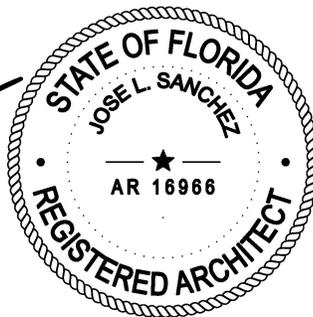
Dear Plan Reviewer,

Below, please find response to your recent comments.

We hope that this will help assist you in your review and ensure that all items have been addressed to your satisfaction.

Thanking you in advance.

Jose L. Sanchez, A.A., LEED AP  
PRAXIS Architecture  
AR0016966



## 1. DEFICIENCIES IN PRESENTATION

1. Applicant must file a separate HPB application to modify the previous After-the-Fact Certificate of Appropriateness for Demolition application HPB 7431.

- **SEPARATE APPLICATION IN PROCESS.**

2. The stairs located within the front and rear yards are not allowable yard encroachments and must comply with the main building setbacks.

- **STAIRS REVISED AS TO NOT ENCROACH INTO FRONT OR REAR YARDS. SEE SHEET A-2.1.**

3. Parking spaces are not allowable yard encroachments and must comply with the main building setbacks.

- **PARKING SPACES REDUCED AND MOVED OUT OF REQUIRED YARDS. SETBACK TO PARKING SPACES REVISED ON PLAN. SEE SHEET A-2.1.**

4. The minimum required parking space depth may be reduced to 16'-0" according to section 5.3.2(e) of the Land Development Regulations.

- **PARKING SPACE DEPTH REVISED TO 16 FT. SEE SHEET A-2.1.**

5. Locate required backflow preventers and FPL transformers on the ground level plan. Backflow preventers and FPL transformers are not allowable yard encroachments and must comply with the main building setbacks.

- **BACKFLOW PREVENTER AND FPL TRANSFORMER ADDED TO PLAN, NEAR PARKING SPACE #6. SEE SHEET A-2.1.**

6. Remove lot coverage diagram. There is no minimum required lot coverage for lots that are 65 feet in width or less.

- **LOT COVERAGE DIAGRAM REMOVED FROM PACKAGE.**
- **UNIT SIZE DIAGRAM RENUMBERED TO SHEET A-1.4.**

7. Building height is measured from base flood elevation plus freeboard (1'-5'). As such, the building height can be measured from 9.00' plus 5.00' =13.00' NGVD.

- **BUILDING HEIGHT IS MEASURED FROM FREEBOARD+5'. SEE SHEETS A-3.1, A-3.2, A-3.3, A-4.1**

8. The renderings and elevation drawings are not consistent.

- **REVISED RENDERINGS AND PLANS PROVIDED WITH BETTER COORDINATION.**

## 2. DESIGN/APPROPRIATENESS COMMENTS

1. Staff recommends a more neutral paint scheme consisting of mainly whites and grays.
  - **BUILDING COLORS REVISED SLIGHTY TO A TONE CLOSER TO WHITE AND GRAYS, WITH NEW ACCENT COLOR. SEE UPDATED RENDERINGS.**
2. Staff is supportive of the introduction of a screen type element at the entry stairs as shown in the elevation drawings but recommends that the roof of the stairs be horizontal as shown in the renderings.
  - **EXTERIOR STAIRS DESIGN REVISED TO ADDRESS COMMENT OF STAIRS ENCROACHMENT INTO FRONT AND REAR YARDS. SEE SHEETS A-2.1, A-2.2, A-3.1, A-3.2, A-3.3.**
3. Staff recommends that the horizontal window at the front elevation be more regular in shape and align with the top of the sliding glass doors.
  - **FRONT ELEVATION REVISED DUE TO ENTRY STAIRS REVISION. ADDITIONAL WINDOW ADDED TO FRONT ELEVATION. SEE SHEET A-3.1.**

## 3. HPB Admin Review

1. Submit owners mail labels in Excel.
  - **EXCEL UPLOADED WITH REVISED PACKAGE.**
2. Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.
  - **“EXHIBIT A” TO THE LAST PAGE OF THE APPLICATION PDF.**
3. Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit name of authorized representative / speaker.
  - **REVISED PAGE 5 OF THE APPLICATION SUBMITTED WITH REVISED APPLICATION.**