



ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC SUBMITTAL

July 5, 2024

Rogelio Madan
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB24-1002, 1801 Purdy Avenue - Responses to Design Review Board (DRB) Comments

Dear Mr. Madan:

Purdy Avenue LLLP, (the "Applicant") submitted the above referenced application on June 16, 2024. Please see our *italicized* responses to the comments issued by the Planning Department.

1. Application Completeness

- a. The letter of intent shall respond to the Design Review Criteria sec 2.5.3.1 of the Resiliency Code.
 - *The revised Letter of Intent dated July 1 responds to the Design Criteria sec 2.5.3.1 of the Resilience Code.*
- b. All applicable Zoning Information (Use Planning Department zoning data sheet format) shall be included.
 - *The Zoning Information was added to the plans. See Sheet A-4, Site Plan.*
- c. Current, color photographs, dated, Min 4"6" of the interior space (no google images) shall be submitted.
 - *Interior photographs are not applicable for this application.*
- d. Provide current color photographs, dated, Min 4" x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no google images).
 - *Current color photographs are included in the submittal package. See Sheet A-5.1, Site Photos.*

e. For further context, please provide color photographs of the existing site conditions prior to installing operable windows.

- *Color photographs of the original windows are included in the submittal package. See Sheet A-5.2, Original Site Photos.*

2. Architectural Representation

a. Include the cost estimate under a separate cover of in the letter of intent.

- *The revised Letter of Intent includes the cost estimate. See page 3, of the revised Letter of Intent.*

b. Add "Final Submittal" and DRB File No. to front cover title for heightened clarity.

- *The cover page was revised to reference "Final Submittal" and to include DRB File No. DRB24-1002. See sheet A-1, Cover Sheet.*

c. Final submittal drawings need to be DATED, SIGNED, AND SEALED.

- *The final submittal drawings are dated, signed and sealed.*

3. Design Recommendations

a. Provide a window/door schedule that includes the frame finish and the color of the glass on the elevation sheets.

- *The window/door schedule was added to the elevations and include the frame finish and color of the glass. Specifically, the frame finish is Anodized Silver and the glass color is Azuria (light blue). See Sheet A-6 and A-7, Elevations.*

b. Specify which windows slide and/or are operable for further review.

- *The site plan was revised to indicate which windows slide and/or are operable. Specifically, the windows on the west façade fronting Purdy Avenue are operable sliding glass doors and the windows fronting 18th Street are swing doors and non-operable windows. See Sheet A-4.*

We Look forward to your expeditious review and favorable recommendation. Should you have any questions please do not hesitate to contact me at (305) 377-6231.

Sincerely,



Michael Larkin

CC: Michael Yanopoulos, Esq.