

August 04, 2024

RE: 4701 N Meridian Ave, UPH 21
Miami Beach, FL 33140

Permit# DRB 24-1031

Our sincere hope with this application is to respectfully appeal to the design review board regarding the proposal for a glass enclosure on the terrace of the penthouse suite at 4701 N Meridian Ave in Miami Beach. We deeply value the opportunity to enhance the usability of the terrace, which is currently rendered impractical due to the persistent gusts of wind throughout the day.

The proposed addition of glazing to the terrace is intended to address this challenge. We want to emphasize that this modification will not alter the outward appearance of the building. The terrace is set back from the main structure, ensuring that the glass enclosure will be discreet and virtually invisible from the street below. Furthermore, there are no neighboring buildings with elevated views that would be affected by the addition of the glazing. The glazing will also be operable as they are sliding glass doors that can be open when not in use.

We genuinely believe that this enhancement will not only improve the functionality of the penthouse terrace but also contribute positively to the overall experience of the owner and his family. We kindly ask for your consideration of our proposal and look forward to the opportunity to discuss it further.

The Cost Estimate for the proposed glazing is \$107,904.97.

2.5.3.1 Design Review Criteria

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways. **NA**
- b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices. **NA**
- c. The dimensions of all buildings, structures, setbacks, parking specs, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project. **Dimensions, heights, and F.A.R calculations provided on plans.**
- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2. **Proposed glazing to match existing frame finish and color, and glass color.**
- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and emended periodically by the design review board and historic preservation board and all pertinent master plans. **Images of existing and**

proposed conditions provided to show that appearance and design are aligned with the existing conditions.

- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties. **Yes.**
- g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and land, pedestrian sight lines and view corridors. **Acknowledged.**
- h. Pedestrians and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site. **NA**
- i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night. **NA**
- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design. **NA**
- k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas. **NA**
- l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s). **Yes. Proposed glazing is designed to be compatible with existing conditions and does not obstruct any views.**
- m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project. **Acknowledged.**
- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers. **NA**
- o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s). **Acknowledged. Glazing is designed to be compatible with existing conditions of building.**

- p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest. **NA**
- q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties. **NA**
- r. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way. **Acknowledged.**
- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable. **Yes. See below.**

7.1.2.4 Sea Level Rise and Resiliency Review Criteria

2. Criteria for development orders

- a. A recycling or salvage plan for partial or total demolition shall be provided. **NA**
- b. Windows that are proposed to be replaced shall be hurricane proof impact windows. **Compliant**
- c. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. **NA**
- d. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida (friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations. **NA**
- e. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. **NA**
- f. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-way and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street of up to 3 additional feet in height. **NA**
- g. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation. **NA**
- h. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard. **NA**

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- i. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floor proofing systems will be provided in accordance with chapter 54 in General Ordinances. **NA**
 - j. As applicable to all new construction, stormwater retention systems shall be provided. **NA**
 - k. Cool pavement materials or porous pavement materials shall be utilized. **NA**
 - l. The design of each project shall minimize the potential for heat island effects on-site. **Compliant**
3. Criteria for ordinances, resolutions, or recommendations:
- a. Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections. **NA**
 - b. Whether the proposal will increase the resiliency of the city with respect to sea level rise. **NA**
 - c. Whether the proposal is compatible with the city's sea level rise mitigation and resiliency efforts. **NA**

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