



**FOR Architecture Co.** | Architecture + Interiors + Planning  
[forarchitectureco.com](http://forarchitectureco.com)  
[instagram.com/forarchitectureco](https://www.instagram.com/forarchitectureco)  
Design District Office: 20 NE 41 St, Suite 2, Miami, FL 33137  
Brickell Office: 1395 Brickell Ave, Suite 900, Miami, FL 33131

**August 04, 2024**

**RE: 4701 N Meridian Ave, UPH 21**

**Miami Beach, FL 33140**

**Process# DRB24-1031**

Please see comment responses below:

### **PLANNING REVIEW**

**Comment:**

1. APPLICATION COMPLETENESS

- a. The entire application shall be completed. Please write "N/A" for any sections on pages 7 and 8 that are not applicable.

**Response:** Pages 7 and 8 have been filled out under file name "08-04-2024 Application".

**Comment:**

2. ARCHITECTURAL REPRESENTATION

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

**Response:** Cost estimate added to letter of intent under file name "08-04-2024 LOI"

- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**Response:** "FINAL SUBMITTAL" and DRB File No. added to cover title on sheet A-0.1 under file name "08-04-2024 Architectural Plans1".

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

**Response:** Acknowledged.

**Comment:**

4. ZONING COMMENTS

Please note that the existing F.A.R. diagram does not show the courtyard counting in the F.A.R. Provide a copy of previously approved building permits. (provide building permit number) that shows the existing F.A.R. calculation for further review.

**Response:** F.A.R. calculations have been looked over by the planning and zoning director, Thomas Mooney. He can confirm that the FAR includes the terrace we are proposing glazing for. The email screenshot below confirms this as well.



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RE: DRB24-1031

Mooney, Thomas <ThomasMooney@miamibeachfl.gov>  
To: Inchara Alaghatta <Inchara@forarchitectureco.com>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; Madan, Rogelio <RogelioMadan@miamibeachfl.gov>; Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>  
Cc: Miguel Omar <miguel@forarchitectureco.com>  
You replied to this message on 8/1/2024 10:36 AM. Thu 8/1/2024 8:48 AM

Hi Inchara

I discussed the FAR comment with the rest of Planning staff and confirmed that the area in question was included in the FAR for the building. As such, a DRB application may be filed for the enclosure, provided the remaining conditions set forth in the covenant are addressed.

Tom

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From: Inchara Alaghatta <Inchara@forarchitectureco.com>  
Sent: Wednesday, July 31, 2024 20:48  
To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; Madan, Rogelio <RogelioMadan@miamibeachfl.gov>; Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>  
Cc: Miguel Omar <miguel@forarchitectureco.com>  
Subject: Re: DRB24-1031

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Following up on this email.

We had this meeting in person in early May of this year with Mr. Mooney, Mr. Belush, and the owner of the apartment Ophir Steinberg.

The address is **4701 N Meridian Ave, Miami Beach, FL 33140 UPH21** and the DRB application number is **DRB24-1031**.

Please advise. We are on a time crunch to submit by Monday August 4th.

Thank you for your consideration.

Best,  
Inchara Alaghatta | Assistant Project Manager  
689 777 8283  
FOR Architecture Co. | Architecture - Interiors - Planning  
[www.forarchitectureco.com](http://www.forarchitectureco.com)  
Miami Office: 221 NE 82<sup>nd</sup> St., Miami, FL, 33138  
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## PLANNING ADMIN REVIEW

### Comment:

All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of the hearing. Each file document must be labeled by day of submittal and document name.

Electronic files cannot exceed 25M; the files can be divided into two or more files if necessary.

Submit checklist - Must include name, signatures, and date.

Page 1 of Application: Applicant Information (if different than owner) must be filled out.

Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

**Response: Acknowledged.**

### Comment:

Electronic files cannot exceed 25M; the files can be divided into two or more files if necessary.

**Response: Acknowledged.**

### Comment:

Submit owners mail labels in Excel.



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Page 8 of Application: Submit signed and notarized Applicant Affidavit.

**Response:** Page 8 of application filled out. Under file "08-04-2024 Application".

**Comment:**

Submit signed and seal Survey.

**Response:** Survey provided under file name "08-04-2024 Survey".

**Comment:**

Page 1 of Application: Applicant Information (if different than owner) must be filled out.

**Response:** Acknowledged.

**Comment:**

Page 1 of Application: Property Information – Please attach Legal Description as "Exhibit A".

**Response:** Legal description under file name "08-04-2024 Exhibit A".

**Comment:**

Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

**Response:** Acknowledged.

**Comment:**

Page 8 of Application: Submit signed and notarized Applicant Affidavit.

**Response:** Submitted under file name "08-04-2024 Application".

Miguel Omar Porras

*Miguel Omar Porras*

Principal

FOR Architecture Co.