

January 10, 2023

City of Miami Beach
Planning Department
Miami Beach, FL 33139

Re: HPB22-0554, 337 20TH Street
Miami Beach, Florida 33139

1. Zoning:

- a. The applicant is requesting a variance to reduce by 6'-0" the required rear pedestal setback of 12'-6" in order to construct an egress stair at a setback of 6'-6" from the north property line.

The letter of intent has been updated to reflect that the variance for the rear pedestal setback is no longer required

2. Deficiencies in Presentation:

- a. Provide larger scale existing and proposed shaded FAR diagrams

Refer to sheets G-1.05 to G-1.10 for the updated FAR diagrams

- b. In demolition plans, highlight in red all areas of demolition of floor and roof plates.

Refer to sheets D-1.00 to D-1.03 for the highlighted areas

- c. Indicate in the letter of intent how the project complies with the regulations outlined in section 118-395(b)(2) of the city code.

The letter of intent has been updated to indicate compliance with the required section of the city code

- d. The colored plans and section drawings are blurry.

The plans and sections sheets have been updated to display correctly

- e. Provide demolition phasing plan and shoring and bracing methodologies prepared by a licensed structural engineer.

The phasing plan and shoring & bracing methodologies are being prepared and will be submitted separately

Architecture
Interior Design
Urban Design
Graphic Design

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