

March 08, 2025

City of Miami Beach
Building Department
1700 Convention Center Drive
Miami Beach, FL 33139

Response Sheet

Doc. No. 2619
REV. 1 HPB

HPB25-0646 (24027 - 1300 Lenox)

Address: 1300 13 ST Miami Beach, FL 33139

No.	COMMENTS	RESPONSES
DESIGN/APPROPRIATENES (BY)		
1	Staff recommends two separate garage doors a previously approved.	TWO GARAGE DOORS PROVIDED. SEE SHEETS A.300, A.404
2	Staff recommends that top and bottom of the windows on the east end of the building align with the original horizontal banding of the home as originally designed. Staff has no objection the proportionally expanding the openings horizontally.	NEW HORIZONTAL BANDING PROPOSED TO ALIGN WITH TOP OF NEW WINDOWS. SEE SHEET A.404, A.406
3	Staff recommends that the new sliding glass door on the east elevation be converted to a traditional swing door.	THERE IS NOT A SLIDING DOOR ON THE EAST FAÇADE. THERE IS A FLOOR TO CEILING HEIGHT FIXED WINDOW W/ GRID. SEE SHEET A.406

PRESENTATION (BY)

1	Provide previously approved and currently proposed plans/elevations in a manner that is easy to compare.	PREVIOUSLY APPROVED PLANS & ELEVATIONS PROVIDED. REFER TO INDEX SHEET W/ NEW SHEETS INFORMATION
2	Provide the previously submitted historic resources report.	SAME AS THE ONE PROVIDED. SEE ATTACHED FILE: 09.10.21 - Historic Resource Report
3	Provide 3-dimensional color renderings of the currently proposed project.	RENDERING PROVIDED. SEE SHEET A.041
4	Provide the proposed floor plan of the existing home.	PROPOSED FLOOR PLAN PROVIDED. SEE SHEET A.300
5	Provide the demolition floor plan of the existing home.	DEMOLITION FLOOR PLAN PROVIDED. SEE SHEET A.200
6	Provide color photos of the existing home.	PHOTOS PROVIDED. SEE SHEETS A.30 & A.31

7	Accessory Bldg: The accessory building has a maximum height of 20'-0" as measured from BFE + 1' = 9.00' NGVD. The proposed height is 20'-4".	HEIGHT ADJUSTED. SEE SHEETS A.404, A.406, A.408
8	Accessory Bldg: The skylight is not an allowable height encroachment and must comply with the 20'-0" maximum height.	SKYLIGHT REMOVED
9	Accessory Bldg: Dimension all projections into required yards (25% max projection).	DIMENSIONS PROVIDED. SEE SHEET A.300
10	Accessory Bldg: Provide inspirational images of the proposed accessory building design.	IMAGES PROVIDED. SEE SHEET A.500
11	Accessory Bldg: Provide color photos of the proposed exterior materials and finishes.	IMAGES PROVIDED. SEE SHEET A.500
12	The letter of intent should include an explanation of the revised accessory building design.	LETTER ADJUSTED

VARIANCES (BY)

1	The lot coverage is increasing from the previously approved 35.7% to 36.8% (max lot coverage is 30%).	PROPOSED LOT COVERAGE REDUCED TO 36%. SEE SHEET A.060
2	The north and south setbacks of the accessory building are being reduced from the previously granted 5'-0" for both north and south. It is important to note that the previous project requested setbacks that were less than less than 5'-0" but the Board required minimum 5'-0".	PREVIOUSLY APPROVED N & S SETBACKS WERE 4'-7" & 4'-10". SEE SHEET A.051 FOR REFERENCE. HOWEVER, IT WAS ADJUSTED IT AS RECOMMENDED BY STAFF. SEE SHEETS A.102, A.300
3	The rear yard open space is being reduced from the previously approved 511 sq. ft. to 364 sq. ft.	REAR YARD OPEN SPACE ADJUSTED TO 574 S.F. SEE SHEET A.070

Thank you,

John Udbardy, R.A.

FL. Lic. # AR103882

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by John
Udbardy
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