

July 13, 2025

**VIA EMAIL**

Mr. James Sieberling

City of Miami Beach Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: 809 2nd Street –Historic Preservation Board Application  
(File No. HPB25- 0657) REVIEW NARRATIVE RESPONSE**

Dear James Sieberling,

In response to your comments;

I. Application

1. The only information I have found for the elevators, (sec. 5.2.11.e. and 5.2.11.f), refers to mechanical car elevators. I have not included a response to this in the LOI, as it is a people elevator, the same that both houses to either side of ours have. I have the LOI of the last submission for 803 2<sup>nd</sup>/Meridian, having an elevator but there is no mention of it in their LOI.

II. Deficiencies in Presentation

1. Zoning table re-written and legible
2. Code section in page 07 has been changed
3. FAR has been recalculated. Please note that it was correctly done (to the exterior face of the walls) but the hatching was hiding under the filled walls.
4. Open space; I added additional planters.
5. Level 1 is now 12'.
6. Future adjusted grade has been amended to include future crown of land, landscape levels, base elevation etc.
7. An amended site plan includes all the relevant yard levels.
8. Planters are dimensioned to 3 feet.
9. I don't understand why the planter encroachment is not allowed. I am asking for a variance.
10. All setbacks are dimensioned with dashed lines.
11. The driveway has a note for the use of 'porous pavement'.

III. Design/Appropriateness Comments

1. Example shown on page A-27
2. Examples shown on page A-27
3. Example an colour shown on page A-27

III. HPB Admin Review

1. All relevant pages signed and included.