



Alayo Architects PC
2307 Douglas Road
Suite 204
Miami, FL 33145
Tel: 305.322.1280

www.alayo.com
AR 0016549

April 4, 2025

Mr. Rogelio A. Madan, AICP
Development and Resiliency Officer
City of Miami Beach Planning Department
1700 Convention Center Drive-2nd Floor
Miami Beach, FL 33139

RE: Response Narrative to Comments Dated 3/18/2025 for 845 82nd Street, Miami Beach, FL/DRB25-1079

Dear Mr. Madan:

The following is a narrative to address the comments received by staff pertaining to the above application, issued 03/18/25.

1. APPLICATION COMPLETENESS

- a. 3/18/25: LOI and plans – Waiver Request: Staff noticed that the waiver request is calling the wrong code section and what is provided is not sufficient. The correct code section is 7.2.2.2.c.2.A: "2. New Construction. In RM Districts, when parking or amenity areas are provided at the Understory Level (UL) below the First Habitable Level (FHL), the following requirements shall apply: A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable." to allow 10 FT minimum clearance, this should be measured from BFE+1. The building needs to move up, (we think is going to be fine since it is almost 3 FT and the total height is up to 55FT from DFE (BFE + Freeboard). Please revise LOI, plans, sections elevations and waiver diagram.
 1. **Building section has been adjusted to allow for a 10' clear underlevel dimension, in accordance with the waiver request. The waiver diagram, the plans elevations and sections and renderings have been updated to reflect these changes.**
 2. **THE LOI has been revised to reflect the correct code section under the Waiver Request section of the LOI**

Sincerely,
ALAYO ARCHITECTS PC

Juan J. Alayo, RA
Principal

cc. Dr. Gerardo Quinones