

12/22/2025

RESPONSE LETTER

PROJECT NAME: Balogh Renovation

ADDRESS: 415 W 41st St. Miami Beach. FL 33140.

2. ARCHITECTURAL REPRESENTATION

- a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

5. Notes

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review. Final Submittal File Naming All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

1. APPLICATION COMPLETENESS

- a. 12/16/25: NOT ADDRESSED: Letter of Intent: Include the project cost of estimate.

R: ADDRESSED ON SUBMITTED L.O.I.

- b. 12/16/25: NOT ADDRESSED: The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1. Provide a subtitle, number questions as presented in the code a to s.

R: ADDRESSED ON SUBMITTED L.O.I.

- c. 12/16/25: NOT ADDRESSED: The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L. (place this after the Design Review Criteria).

R: ADDRESSED ON SUBMITTED L.O.I.

- d. 12/16/25: since the extrude window is not allowed per PW, please update the LOI and plans per comments bellow: // LOI: Explain further what the actual changes on the front façade are, (i.e. new openings, windows, and proposed materials with colors, etc.).

R: EXTRUDED WINDOW HAS BEEN REMOVED FROM PROJECT AND IT'S NOW FLUSHED.

- e. OK.

- f. OK.

g. Plans should be formatted on 11x17.

R: FORMAT SUBMITTED IS 11x17.

h. Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility.

R: HAS BEEN REVISED.

i. OK.

j. OK.

k. 12/16/25: Per Public Works, the extruded window is not allowed. Therefore, plans, sections, elevations and renderings need to be updated to have the window flush or inwards as an alternative, please update this and provide glass and window frame colors and details.

R: EXTRUDED WINDOW HAS BEEN REMOVED FROM PROJECT AND IT'S NOW FLUSHED.

l. 12/16/25: Provide a narrative.

R: THIS IS THE NARRATIVE.

m. 12/16/25: Name all electronic files per final submittal naming file instructions bellow we will not review files that are not following these standards.

Document Name Description
Application Completed Land Use Board Application form including Exhibit A
LOI Letter of Intent
Checklist Pre-application Checklist
Labels Mailing Labels, List of Property Owners, Certified Letter and Map
BTR Copies of Previous Business Tax Receipts
Survey Recent Signed and Sealed Survey
Plans Architectural Plans and Exhibits
Landscape Landscaping Plans and Exhibits
HRR Historic Resources Report
Microfilm Building Card and Microfilm
Traffic Traffic Study
Sound Sound Study

R: FILES HAVE BEEN NAMED ACCORDINGLY.

If you have any questions, please do not hesitate to contact me.

Norman Blandon, R.A.
President