

PLAN CORRECTIONS RESPONSE NARRATIVE

DRB File No: **DRB19-0467**  
PLAN ADDRESS: 420 N Hibiscus Dr, Miami Beach, FL 33139  
DESCRIPTION: *Change exterior material [as required within] original DRB File no. 23117 – 01/06/2015*  
DATE: 10-5-2019

COMMENTS ISSUED:

1. Owner/ Alternate Owner - Page four of the application must be completed and notarized.  
*See completed application provided.*
2. Disclosure of Interest - Page six of the application must be completed for S&C 420 Hibiscus LLC.  
*See completed application provided.*
3. Applicant Affidavit - Page eight of the application must be completed by the applicant and notarized.  
*See completed application provided.*
4. Legal Description is missing and must be attached to the application as "Exhibit A"  
*See 'Exhibit A' attached to application, provided with submission materials.*
5. Architect may need to register as a lobbyist.  
*Ralph Choeff [Architect] shall register with City Clerk as compensated lobbyist prior to board hearing*
6. [Outstanding Fees shall be] invoiced prior to the Notice to Proceed deadline Monday, October 14:  
*\*Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday October 16, 2019*  
*All fees shall be paid prior to Wednesday, 10/16/19 – pending city-issued invoice.*

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline: ***Monday, October 07 2019, before 12 p.m.*** (Tardiness may affect being placed on the agenda):

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).  
*See original application w/ supplemental affidavits and disclosures included with submission materials*
- One (1) original Letter of Intent.  
*See original Letter of Intent included with submission materials*
- One (1) original set of architectural plans signed, sealed and dated.  
*See original architecture project plan set, signed and sealed, included with submission materials*
- One (1) original signed, sealed and dated Survey.  
*See original, signed and sealed Survey included with submission materials*
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels (CD done with the proper Excel format specified by the Planning Department)  
*See certified mailing label materials and CD provided with submission materials*
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.)
- (14) collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.  
*Required Final Submission criteria and materials submitted prior to 10/07/19 @ 1 pm deadline.*
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB).  
*\*CDs will be checked at time of drop off -anything larger than 15MB will not be accepted.*  
*Refer to CD provided with Final Submission materials*

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.  
Should you have any further questions, please contact me. [moniquefons@miamibeachfl.gov](mailto:moniquefons@miamibeachfl.gov)

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**GENERAL REQUIRED CORRECTIONS:**

*PERTINENT INFO – The CAP & Paper Final submittal deadline is 1:00 PM on 10/07/19 for November 05, 2019 meeting:*

- (15) 11x17 drawing sets (in color) labeled Final Submittal, including (1) original set of 11x17 architectural plans dated, signed and sealed.  
*Required Final Submission criteria and materials submitted prior to 10/07/19 @ 1 pm deadline.*
- CD/DVD containing a digital version of the documents and plans submitted.  
(The CD must be in the proper format specified by the Planning Department)  
*Refer to CD provided with Final Submission materials meeting Planning Department criteria.*
- All other associated fees due 10/16/2019  
*Noted; City-issued final invoice to be paid in full prior to 10/16/19*

**DRAFT NOTICE:** **DRB19-0467 (DRB23117)** – 420 North Hibiscus Drive.

*An application has been filed requesting exterior design modifications to a previously approved Design Review Approval of a new two-story residence, superficially removing the requirement for an keystone or other material along the front façade of the residence and a deletion of the original condition requiring such.*

*(Item originally approved on January 06, 2015, DRB23117)*

**DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

- a. A-0.1 ADD REFERENCE ONLY WATERMARK  
*Refer to revised page A-0.1 and 'REFERENCE ONLY' watermark at lower right corner of page*
- b. A-0.2 ADD REFERENCE ONLY WATERMARK  
*Refer to revised page A-0.2 and 'REFERENCE ONLY' watermark at lower right corner of page*
- c. A-3.1 ADD existing (DRB APPROVED) elevations to match  
*'ORIGINAL DRB APPROVED' elevation sheet(s) added before the corresponding 'PROPOSED' elevation sheet(s);  
Refer to Elevation labels clarifying DRB APPROVED vs. PROPOSED*
- d. A-3.2 ADD existing (DRB APPROVED) elevations to match  
*'ORIGINAL DRB APPROVED' elevation sheet(s) added before the corresponding 'PROPOSED' elevation sheet(s);  
Refer to Elevation labels clarifying DRB APPROVED vs. PROPOSED*
- e. Add approved landscape plan (DRB / permit)  
*'ORIGINAL DRB APPROVED LANDSCAPE PLAN' added before the 'CoMB APPROVED, ASBUILT LANDSCAPE PLAN';  
Refer to plan labels clarifying ORIGINAL DRB APPROVED vs. CoMB APPROVED ASBUILT*
- f. ADD study of contrasting colors, green wall, score lines as attempt to distinguish fields of previously stone  
*Refer to additional proposed context sheets showing differentiating materials used in lieu of previously approved stone cladding.*
- g. Provide a narrative responding to staff comments.  
*See comment response narrative w/ answers, above*
- h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference  
*See 'FINAL SUBMITTAL' added to front Cover sheet and following Index sheet for clarification.*