

September 8th, 2020

VIA HAND DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Application to Design Review Board (DRB20-0585) – Response to Staff Final Report Comments Dated August 28th, 2020

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated August 28th, 2020 for Application DRB19-0585 in connection with the modification of DRB19-0445 and DRB20-0555 to allow for two bay windows to be added to the east side elevation of the two-story single family residence located at 420 South Hibiscus Drive, Miami Beach. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board
SUBJECT: DRB20-0585 420 South Hibiscus Drive

An application has been filed requesting exterior design modifications to a previously issued Design Review Approval, specifically for the changes to the site plan and east exterior side elevation:

3a Letter of Intent: revised to coordinate all proposed architectural changes (id elevator rotation). Windows west elevation, windows east elevation, elevator, stair to roof

Letter of Intent has been revised to reflect the addition of the two bay windows on the east side elevation of the home. All other modifications have been removed.

3b Add sheet of comprehensive changes, graphically depicting changes and coordinated key legend

Modifications have been reduced to the two new proposed bay windows and are highlighted on the elevation and plans accordingly

3c. Graphically improve changes on plans

Proposed new bay windows called out on plans accordingly. Graphics revised.

3d. Include letter of support of proposed changes to facades from neighboring property owners (OF particular concern is easter neighbor affected by bay windows)

Letters of support to be provided separately

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3e Add plan depicting window locations with adjacent property overlay.

New rendered plan provided depicting relationship of the subject property to both adjacent neighboring properties. Refer to sheet A-4.2

3f. A-4.0, A4.0B ADD key plan where elevation is taken

Key plan added to A-4.0 and A-4.0B

3g. A-4.1, A-4.1B ADD key plan where elevation is taken

Pages removed from presentation

3h. A-4.2 Section depicts planter on the INSIDE of bay window vs outside as depicted on plans (verify/coordinate)

The planters are located on the interior of the bay window and are shown correctly on plans and in the bay window section.

3i. Add sheet coordinated window location with abutting neighbors' properties. (stairs/escalators)

New rendered plan provided depicting relationship of the subject property to both adjacent neighboring properties. Refer to sheet A-4.2. The escalator has been removed from the project.

3j. Add 'FINAL SUBMITTAL' to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

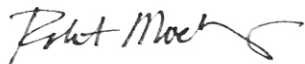
Front cover updated accordingly and all drawing pages dated.

3k. Add narrative response sheet.

Narrative response provided herein

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

Respectfully Submitted,



Robert Moehring
Principal
Architect, Landscape Architect, LEED AP
DOMO STUDIO LLC.



Robert M
Moehring
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