

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

