

PLAN CORRECTIONS REPORT (DRB21-0757)

PLAN ADDRESS: S 394 S Hibiscus Dr
Miami Beach, FL 33139-5134

PARCEL: 0232320060180

APPLICATION DATE: 10/28/2021

SQUARE FEET: 8,900

DESCRIPTION: Request for Design Review Approval for the total demolition of an existing pre-1942, single-family residence, and Board approval of the design and construction for a new, 2-story single-family residence located at 394 S Hibiscus Dr, Miami Beach, FL 33139

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	James Koberling		1828 Bay Rd Suite 301 Miami Beach, FL 33139

Submittal Intake **Version: 1** **Date Received: 11/16/2021** **Date Completed: 11/24/2021**

1. DRB Admin Review - Fail Monique Fons Ph: email: moniquefons@miamibeachfl.gov

Comments: COMMENTS ISSUED BY 11/24/21

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 12/13/21

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$ 77
5. Board Order Recording - \$ 106
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.32 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 12/15/21

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 12/06/21, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)
- 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.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 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 20MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- NO COPIES NEEDED AT THIS TIME FOR DRB ONLY

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.
(Attn: Planning Department – Monique Fons / Lizbeth Bueno)

Please email label documents in excel format.

Should you have any further questions, please contact:

moniquefons@miamibeachfl.gov
lizbethbueno@miamibeachfl.gov

2. DRB Plan Review - Fail Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: Staff First Submittal Comments | FSC 11/24/21 Design Review Board

Final Submittal & Formal Submittal (CSS): 12/06, 12PM

Notice to proceed issued: 12/13

Agenda finalized & all fees paid by: 12/15

Tentative DRB meeting agenda date: 2/1/22

Draft Notice:

DRB21-0757 394 S Hibiscus Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, including one or more waivers, to replace an existing pre-1942 architecturally significant residence.

*Include a Narrative to comments

APPLICATION COMPLETENESS

1. Provide estimate construction cost in LOI or under separate cover.
2. Lot Coverage: Clarify unhatched portion at front – 2nd floor outline include this area – it should be included in Lot coverage. Maintain it at 30% | 2,477 SF or less in order to not require a variance.
3. Understory plan – include setback dims; show 5' dimension and comply with sections below 142-105(b)d.
10. Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area. The front and side understory edge shall be designed to accommodate on-site water capture from adjacent surfaces and expanded landscaping opportunities from the side yards.
4. Covered overflow parking within front understory area does not comply with 5' understory edge: gravel, decking, pavers, etc... setback 5'
5. 2nd Floor Plan – show that 35% of front elevation is set back an additional 5' from 40' – Section 142-105(b)(4)c.
6. To comply Review and revise understory at front for compliance.
7. Elevations and Sections: Include BFE. Provide dimension from BFE+ Freeboard to Top of Roof slab.
8. Walkways within req. yards no wider than 44', Sec 142-106(b)13. Projections.
9. Missing Yard sections: sections through each yard just past setback to show compliance with Sect 142-105(b)(8) Exterior building and lot standards. Also, to dimension any yard encroachments.
10. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

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 September 7, 2021 the file name would be '11-07- 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.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

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

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

3. Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

- Comments:
1. Properly identify existing trees and palms in tree survey plan and tree disposition plan lists.
 2. Refer to the Chapter 46 Tree Preservation ordinance for tree replacement/mitigation requirements based on total diameter of trees to be removed (sum of inches at DBH).
 3. Label and list replacement trees on the landscape plans.
 4. Refer to the Chapter 126 CMB Landscape ordinance for minimum landscape requirements, plans required, and CMB landscape legend form (not the Miami 21 information).
 5. Show right of way conditions and edges of pavement on site plan and landscape plans.
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