

August 8th, 2022

**VIA HAND DELIVERY**

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

**Re: Application to Design Review Board (DRB22-0852) – Response to Staff Final Report Comments Dated July 29th, 2022**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated July 29th, 2022 for Application DRB22-0852. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board  
SUBJECT: DRB22-0852 225 N HIBISCUS DRIVE

An application has been filed requesting Design Review Approval for the construction of a new two-story home, including one or more waivers, and one height variance, to replace a recently demolished pre-1942 residence.

**1. APPLICATION COMPLETENESS**

- a. Copy of original Building Card and Microfilm

**Building Card provided. Microfilm not available for this property. See attachments.**

- b. Provide more detailed diagrams explaining the extent of both waiver and variance beyond minimum code requirements.

**Variance request removed. Waiver diagram provided. Refer to sheet A-0.1.**

- c. Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.

**The builder secured the property and posted the sign. Refer to sheet A-2.7.**

- d. Provide a contextual elevation line drawing, corner to corner, across the street, and surrounding properties.

**Contextual streetscape line drawing provided. Refer to sheet EX-2.14.**

## 2. ARCHITECTURAL REPRESENTATION

- a. Provide Cost Estimate in LOI or under separate cover

**Cost estimate, provided by the builder, has been added to the Letter of Intent.**

- b. Add 'FINAL SUBMITTAL' and DRB file No. to front cover title for heightened clarity.

**'Final Submittal' and DRB file number added to front cover.**

- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

**Final submittal drawings, architecture and landscape, have been dated, signed and sealed.**

## 3. DESIGN RECOMMENDATIONS

- a. Provide a separate pedestrian entrance gate and path from the street to the main entrance.

**Separate pedestrian entry gate provided. Refer to site plan and ground floor plan.**

- b. Staff will strongly recommend denial of the height variance. You should be able to accommodate everything within the 4 foot waiver requested. The section provided appears to show a max of 10 foot for elevator above the roof. Please clarify. this is an RS-3 zone lot, not RS-1 or RS-2, and the reason for our denial recommendation. Lower the deck if the elevator is that important to the client, or use a different elevator.

**Variance request removed. Property owner agreed to change elevator to a smaller residential elevator that would allow for the last stop to be at the roof level vs depressed.**

## 4. ZONING COMMENTS

- a. Include a North arrow on every sheet with a site plan.

**Implemented. Refer to floor plans.**

- b. Provide setback to motor court and service parking area from front property line.

**Dimensions provided. Refer to ground floor plan.**

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c. Per CMB Code Section 142-106(2)d, as it relates to the East interior side yard: Two story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. The elevation (height) of the open space provided shall not exceed the elevation of the first habitable floor, and at least 50 percent of the required interior open space area shall be sodded or landscaped pervious open space.

**Roof plan revised to show missing roof opening over the additional side courtyard/open space provided. Refer to floor plans and notations within the additional side open space.**

d. As per CMB Code Section 142-106(b)13f, a variance for the proposed outdoor terrace within the West interior required side yard would be required in order to exceed the maximum permitted projection for a terrace. Revise to comply with code requirements.

**The terrace is not elevated, it is set at 8.7 NGVD (grade +30") and meets maximum yard elevation requirements.**

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