ATELIER305
ARCHITECTURE+DESIGN

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Responses to City comments

Project: 140 S Hibiscus Villa
Location: 140 S Hibiscus Drive. Miami Beach, FL 33139
Subject: DRB23-0959
December 11th, 2023

Comment No.	Comment Description	Reviewer	Responses
APPLICATION COMPLETENESS			
a	a. The applicant information, owner/alternative owner section of the application shall be completed.	Giselle Deschamps	Provided in Page-1 and Page-6 of DRB Application
b	b. Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting shall be completed.	Giselle Deschamps	Checklist Provided
c	c. The signed and dated Letter of Intent must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46 of the pre-application checklist).	Giselle Deschamps	Item-44 adressed in Resiliency Letter of Intent signed by Architect. Item 45 and 46 don't apply. No variance in scope, and
d	d. A copy of the original survey shall be included in the architectural plans.	Giselle Deschamps	Provided.
e	e. Include a context Location Plan, Min 8.5"X11" Color Aerial ½ mile radius, identifying project and showing name of streets. (no Google images)	Giselle Deschamps	Refer to revised Sheet A-0.1.1
f	f. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.	Giselle Deschamps	Refer to Sheet A-0.8.1
g	g. Provide a section drawing that includes the elevations of all encroachments into the required yard.	Giselle Deschamps	Refer to Sheets A-4.1 through A-4.5
2. ARCHITECTURAL REPRESENTATION			
a	a. Include the cost of estimate under a separate cover or in the letter of intent.	Giselle Deschamps	Refer to enclosed Letter of Intent (LOI)
b	b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.	Giselle Deschamps	Refer to revised Cover Sheet A-0.0
c	c. Final submittal drawings need to be DATED, SIGNED AND SEALED.	Giselle Deschamps	Enclosed.
3. DESIGN RECOMMENDATIONS			
a	a. Provide color rendering of all elevations of the proposed residence.	Giselle Deschamps	Provided. Please refer to rendered elevations on Sheets A-3.4 through A-3.6
4. ZONING COMMENTS			
a	a. Provide the setback at the understory level to the front property line.	Giselle Deschamps	Refer to Sheets A-1.4, A-2.1, A-3.2, A-3.3, A-3.5, A-3.6
b	b. If an Understory is provided, at least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. The front yard does not meet the minimum open space requirement of 70%.	Giselle Deschamps	Refer to revised Sheet A-1.7, and Coordinated Sheet A-2.1 showing pavers reduction to meet criteria.

c	c. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the material finish of the driveway for further review.	Giselle Deschamps	Refer to revised Sheet A-2.1
d	d. The understory shall be designed and maintained to be free of obstructions and shall not be enclosed and/or air-conditioned at any time, with the exception of limited access areas to the first habitable floor. However, understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. The north and south elevation do not comply with the minimum 50% of open space.	Giselle Deschamps	Refer to Sheet A-1.9 for dimensions along east, west and north elevation showing 50% openness compliance
e	e. Provide the dimensions of the areas that are open along the west elevation at the understory level.	Giselle Deschamps	Refer to Sheet A-1.9 for dimensions along east, west and north elevation.
f	f. The total area of enclosed and airconditioned building access shall be limited to no greater than 5 percent (5%) of the lot area. Provide the dimensions of the elevator vestibule and stairs in the understory level.	Giselle Deschamps	Refer to Sheet A-1.5 for dimensions and area calculation for more clarity
g	g. Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.	Giselle Deschamps	Refer to revised Sheet A-1.5 for Unit Size (enclosed A/C space) and Enclosed Storage Space (non-A/C space) area and dimensions
h	h. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.	Giselle Deschamps	Refer to revised Sheet A-2.1
i	i. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department of the future crown of the road for this site.	Giselle Deschamps	Refer to enclosed Future COR clarification from Public Works copying Zoning Reviewer as Not Applicable since street was raised within the last ten years
j	j. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the material finish of the proposed pavers in the understory floor plan.	Giselle Deschamps	Refer to Sheet A-3.7 for finish legend and Material Board, showing the Stone Cladding and Pavers
k	k. 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 5 feet from each side of the underneath of the walls 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 proposed pavers at the understory level do not comply with the minimum 5' setback	Giselle Deschamps	Refer to revised Sheet A-2.1
l	l. Roof decks shall not exceed a combined deck area of 25 percent (25%) of the enclosed floor area immediately one floor below, regardless of deck height. Provide the dimensions of the roof deck for further review.	Giselle Deschamps	Refer to revised Sheet A-1.8
m	m. Built in planters, gardens or similar landscaping areas, not to exceed 3 feet, 6 inches above the finished roof deck height, may be permitted immediately abutting the roof deck area. Provide the height of the built in planters from the main roof line.	Giselle Deschamps	Not Applicable. No roof planters in scope.

n	n. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.	Giselle Deschamps	Please notice that front and side yards elevation are to match understory level at COR elevation. Additionally, please refer to enclosed Future COR clarification from Public Works copying Zoning Reviewer as Not Applicable since street was raised within the last ten years
o	o. The retaining wall that is located within the front yard shall not exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.	Giselle Deschamps	Not Applicable. No retaining wall in the front yard, since it is leveled with COR and understory level
o	p. At the interior sides and rear property line, the maximum height of retaining walls shall not exceed 3 feet above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.	Giselle Deschamps	Refer to Sheets A-5.3 and A-5.4 for dimensions from adjacent grade to top of retaining wall
q	q. Provide a written narrative with responses. 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.	Giselle Deschamps	Enclosed
	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 October 29, 2017 the file name would be '10-29-2017 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.		Noted
	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.		Noted