

February 04, 2024

**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 (DRB24-0997) – Response to  
Staff Plan Corrections Report Dated January 24, 2024**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated January 24, 2024 for Application DRB24-0997. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board  
SUBJECT: DRB24-0997 230 N HIIBISCUS DRIVE

An application has been filed requesting Design Review Approval for a two-story residence, including a variance to reduce the minimum open requirement at the understory level and a variance to reduce the minimum open space requirement at the side yard, including one or more waivers, to replace an existing residence.

**1. APPLICATION COMPLETENESS**

a. The survey provided shall be sealed by the licensed surveyor. Additionally, the lot area shall be provided in the survey.

**The lot area is included on the survey. Refer to sheet EX-1.2**

b. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.

**A Contextual Elevation Line Drawing of adjacent neighborhood properties is provided.  
Refer to sheet EX-2.11**

c. Include a section drawing within the required yards that shows all elevations of the encroachments.

**Yard Section drawings have been provided for all yards. Please refer to sheets A-5.0-A-5.1**

**2. ARCHITECTURAL REPRESENTATION**

a. Include the Cost of Estimate under a separate cover or in the letter of intent.

**Cost estimate, provided by the builder, is included on page 1 of 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

No comments

### 4. ZONING COMMENTS

a. The total area of enclosed and air conditioned building access shall be limited to no greater than 5 percent (5%) of the lot area. Provide the dimensions of the stair, elevator, and vestibule at the understory level.

**The requested dimensions have been added. The areas are compliant. Refer to sheets A-1.1 and A-2.1**

b. 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. Provide the dimensions of the enclosed garage.

**The requested dimensions have been added. The areas are compliant. Refer to sheet A-2.1**

c. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.

**All parking, in the form of an enclosed garage, is located within the understory area and is delineated by walls.**

d. 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 that identifies the future crown of road for further review of compliance the minimum yard elevation.

**Please refer to '02-04-2024 Addendum' for written confirmation from CMB Public Works Department. Per the letter, the average of the existing elevations provided on the survey at the crown of road along N Hibiscus Drive and W Palm Midway abutting the property result in a Future Crown of Road of 6.11 NGVD.**

e. 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 paved surface at the understory level.

**The understory exterior 'paving' is sand set pavers. Refer to sheets A-1.1 and A-3.0 for paver finish.**

f. 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' 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. Provide the setback of the pavers from underneath the walls of the first habitable floor on the north elevation.

**The requested dimension has been provided. Refer to sheet A-1.1 for setbacks of the pavers from the underneath the walls of the first habitable floor above for all elevations.**

g. Dimension the building height from D.F.E. to the main roof line in all elevation sheets.

**Heights are dimensioned on all elevations and sections. The measurement from the Design Flood Elevation (BFE +5' freeboard) to the roof is 24' per code. Please refer to sheets A-3.1-A.5.1.**

h. Provide the maximum projection of the covered terrace from the exterior wall.

**Dimension has been provided. Refer to sheet A-1.1.**

i. The pool elevation is higher than adjusted grade. Only 50% of the water portion of the pool in the rear yard can count as pervious area.

**The pool layout has been adjusted to comply with the 50% area requirement. The rear yard open space is compliant at 70.1%. Refer to sheet A-2.4.**

j. 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 with the required front or street side yards shall be prohibited.

**The walkway and driveway exterior 'paving' are compliant as sand set pavers. Refer to sheets A-1.1 and A-3.0 for paver finish.**

k. Roof deck shall be set back a minimum of 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots.

**The roof deck is set back more than 10' from each side of the exterior outer walls of the second floor below. Refer to sheet A-1.4**

l. Covered structures on the rooftop, which are open on all sides, and do not extend interior habitable space shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below.

**The roof top shade structure is compliant at 19.2% of the second floor area. Refer to sheet A-1.5 for calculation.**

m. Driveways and parking spaces parallel to the front property line shall have a minimum setback of five feet from the front property line. This includes portions of the pavement that does not align with the driveway approach.

**Dimension added. The driveway is located in the side yard facing the street and is compliant with a 5' setback property line. Refer to sheet A-1.1.**

n. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of 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 road for further review of compliance the minimum yard elevation.

**Please refer to '02-04-2024 Addendum' for written confirmation from CMB Public Works Department. Per the letter, the average of the existing elevations provided on the survey at the crown of road along N Hibiscus Drive and W Palm Midway abutting the property result in a Future Crown of Road of 6.11 NGVD. Therefore future adjusted grade is 5.86 NGVD. The yards have been adjusted to be compliant. The rear yard has been raised to future adjusted grade. The front yard has been raised to future adjusted grade with the exception of walkways and transition areas which may be lower per code. The side yard facing the street has been raised to future adjusted grade where possible, with the exception of the driveway and walkway to building access which may be lower per code. The interior side yard is kept at existing grade to allow for the preservation of existing mature landscape within that yard and along the property line as allowed by code. A retaining wall along the interior side yard property line would result in the removal of the existing mature landscape.**

o. In no instance shall the elevation of a required yard exceed DFE.

**The project is compliant. Refer to Sheet A-1.1.**

p. Walkways cannot exceed 44" in width.

**Dimensions provided refer to sheet A-1.1.**

q. Provide the roof overhang from the rear setback line.

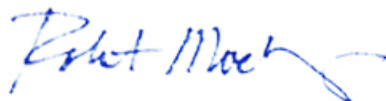
**Dimensions of roof overhangs projecting into required yards are provided on each floor plan and in the yard sections. Refer to sheets A-1.2-1.5, and A-5.0-5.1.**

r. Provide a written narrative with responses upon the final submittal.

**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