

From: [Freitas, Gabriela](#)
Cc: [Belush, Michael](#); [Deschamps, Giselle](#); [Andasheva, Feroat](#); [Gonzalez, Jessica](#); [Herrera, Miriam](#); [Madan, Rogelio](#)
Bcc: [Sarah Giller Nelson](#); [Scott Diffenderfer](#); [Sam Sheldon](#); [Shawna Meyer](#); [Mayra D. Buttacavoli](#)
Subject: FW: DRB24-0997, 230 N Hibiscus Drive
Date: Monday, March 25, 2024 4:33:00 PM
Attachments: [image003.png](#)

Hello bcc'd Board members and Staff,

Please see below public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,

| MIAMIBEACH

Gabriela C. Freitas, Office Associate V
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Office: 305-673-7550 or Direct: 305-673-7000 ext.6302

www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

It's easy being Green! Please consider our environment before printing this email.

From: DRB <DRB@miamibeachfl.gov>
Sent: Monday, March 25, 2024 3:04 PM
To: Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: Fwd: DRB24-0997, 230 N Hibiscus Drive

FYI, have you received this?

From: Chad Fabrikant <chad@carmaconnected.com>
Sent: Monday, March 25, 2024 2:46:06 PM
To: DRB <DRB@miamibeachfl.gov>
Subject: Re: DRB24-0997, 230 N Hibiscus Drive

You don't often get email from chad@carmaconnected.com. [Learn why this is important](#)

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Following up to confirm receipt of the email below and attached PDF.

CHAD FABRIKANT | CO-FOUNDER

CARMA CONNECTED

MIAMI / LAS VEGAS

786.282.1139

On Mar 24, 2024, at 9:02 AM, Chad Fabrikant <chad@carmaconnected.com> wrote:

Please see attached and below. Thank you for your consideration. Please confirm receipt of this email.

<Email to Design Review Board.pdf>

Subject: Concern Regarding Proposed Elevated Pool Deck at 230 N Hibiscus Drive

Dear Design Review Board officials,

I am writing to express my concerns regarding the proposed elevated 8-foot pool deck Being proposed at 230 N Hibiscus Drive. As a resident of 250 N Hibiscus Drive, I am worried that the construction of the elevated pool deck so close to my home, will directly affect my property value, and significantly block the sunlight from my house and cast a shadow on my pool area.

Different from all other homes on Hibiscus Island the easement between my home and the proposed new residence is half - making their elevated 8 foot pool deck at my property line and blocking the sun.

The obstruction of sunlight to my property will not only diminish the enjoyment of my outdoor space but also potentially impact the overall ambiance and property value of my residence. Therefore, I kindly urge the city to reconsider approving the construction of the elevated pool deck at the mentioned location.

I would appreciate it if you could take my concerns into consideration during the review process of this proposal. Please let me know if there are any further steps I should take to ensure that my voice is heard in this matter.

Thank you for your attention to this issue.

Sincerely,

Chad Fabrikant

250 N Hibiscus Drive

Miami Beach, FL

CHAD FABRIKANT | CO-FOUNDER

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786.282.1139