

DESIGN REVIEW BOARD NARRATIVE

FILE NO.: DRB22-0786

Property Address: 400 NORTH HIBISCUS DRIVE

MIAMI BEACH, 33139

RESPONSE TO FIRST SUBMITTAL COMMENTS

DRB Plan Review – Fail – Fernanda Sotelo – 01/28/22

APPLICATION COMPLETENESS

1. Provide estimate construction cost in LOI or under separate cover.
 - a. We have included the estimate in the LOI.
2. LOI – identify which elevation is seeking waiver
 - a. It is the South side. Included this in the LOI.
3. Waiver: Open Space Req. for two-story interior side elevations exceeding 60' in length
 - a. Noted. We are requesting this waiver as stated on the Cover Page.
4. Lot Coverage – missing enclosed 2nd floor portions projecting beyond the first floor at front and side elevations – they are to be included in lot coverage
 - a. Refer to Sheet A-051, we have added a small portion to the Lot Coverage in the front elevation. All other portions of enclosed 2nd floor overlay the first floor as shown.
5. A-004 viewport tag is mislabeled
 - a. We have updated this in the 2nd Floor Volume Calcs.
6. Yard Calculations: is pool counted as 50% or 100% clarify in drawing
 - a. Pool is counted as 100% because it is at grade level.
7. Missing waiver diagram
 - a. See A-500 for Waiver Diagram.
8. Rear elevation needs more refinement – too much blank wall
 - a. We have made significant changes to this elevation: addition of windows, tarimatec wall etc... See A-301.
9. 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.
 - a. Final Submittal Added to Cover Page

DRB Admin Review – Fail – Monique Fons – 01/27/2022

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 2/07/22, 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