



ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC SUBMITTAL

October 11, 2023

Re: DRB23-0958, 428 S Hibiscus Drive
Narrative Response to Staff Comments

Please allow this to serve as the narrative response to first submittal comments relating to land use board application no. DRB23-0958.

DRB23-0958

- **DRB Admin Review - Comments by Gabriela Freitas**

Please have the following comments corrected/submitted by Final Submittal:

1) File size for documents must not exceed 25MB in size each.

Response: Files will comply with max size.

2) Submit updated checklist.

Response: Checklist is signed and included.

3) Submit updated Letter of Intent. Must include name and signature.

Response: Letter of Intent had and has name and signature.

4) Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.

Response: Application had and has Exhibit A – Legal Description.

5) Page 2 of Application: Update and submit all contact information of all Party(s) responsible for project design and Authorized.

Response: Application revised.

6) Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.

Response: Application revised, but we note corporate entity ownership not Trustee.

7) Page 8 of Application: Compensated Lobbyist: (Update) All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

Response: Noted.

- **DRB Plan Review - Comments by Michael Belush**

1 - APPLICATION COMPLETENESS

a. Missing the prior DRB order

Response: Included as Exhibit B to letter of intent.

b. The survey should note the lot area, as measured to the midpoint of the seawall.

Response: Survey revised to add lot area to midpoint of seawall.

c. Provide a larger diagram of the lot coverage and unit size diagrams, with dimensions of the overhangs.

Response: Larger diagrams include in plans, specifically 1 diagram per sheet. See revised plans.