

City of Miami Beach

110 North Hibiscus Drive – New SFR

DRB #: DRB24-1032

Design Review Board Narrative.

110 N Hibiscus Dr

- a. Include the cost of estimate under a separate cover or in the letter of intent.
cost estimate has been added to the letter of intent.
- b. LOI: Respond to Design Review Criteria, Section 2.5.3.1
responded in the letter of intent.
- c. LOI: Respond to Section 2.8.3 for each Variance.
responded in the letter of intent.
- d. LOI: Respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Code.
responded in the letter of intent.
- e. Application: Use the latest Land use application form available on our website Planning Department Land use boards or use this link: <https://www.miamibeachfl.gov/city-hall/planning/land-use-boards/>
Noted:
- f. Provide the complete board application, affidavits, and disclosures of interest (original signatures).
Noted:
- g. In addition to the survey on the plan set a separate signed and sealed survey shall be submitted on as a separate electronic file.
has been submitted separately
- h. Plans shall be set up on 11x17 format, print one set and check for text, dimensions legibility.
have been provided in 11x17 Format.
- i. Provide the zoning data sheet on a separate page, enlarge the sheet.
was moved to a separate sheet, see sheet A-0.4a

2. ARCHITECTURAL REPRESENTATION

- a. Zoning Data: include correct DRB file number
has been corrected.
- b. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.
added to cover page and index.
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.
Noted.

4. ZONING COMMENTS a. Unit size: Per unit size diagrams submitted on December 2022 the first floor was 2,380 SF now is 2,424 SF, the floor plans seems to be the same on both; The second floor diagram has an area of 2,369 that was already counting the area of the second floor setback waiver which is the 110 SF showing on this submittal; However, the number on the chart is different (2,305) SF. when you add the numbers on the diagrams and the ones on the chart the totals are different.

The December 2022 plans were graphically showing the unit areas on the plans, but they did not reflect the correct numbers on the diagram /chart.

The 2024 unit size diagram shows 110 SF on the second floor but this area is not counted on chart. There are inconsistencies on the 2022 and 2024 unit size diagrams numbers and the numbers on the chart. We agree that the excess of unit size is due to not including the elevator area on the roof level but the other portion is due to miscalculations presented on the 2022/2024 unit size diagrams and numbers on the charts. Please clarify and revise the LOI accordingly.

The 110 SF is where additional square footage was added due to the approval of the reduced side setback of the previous DRB. The 2,369 SF of the second-floor unit size includes that area. The 110 sf area and the 58 of the elevator are what we are asking the variance on, since these areas were previously approved minus the SF implications.