

Holland & Knight

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March 18, 2020

VIA ELECTRONIC DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

**Re: Sunset Land Associates LLC and SH Owner LLC
Response to Staff First Submittal Review Comments - Critical Issue
Planning Board Application (PB20-0344, the “Application”)**

Dear Mr. Mooney:

Please accept this letter on behalf of Sunset Land Associates LLC and SH Owner LLC (the “Applicants”), in response to the critical issue comment issued by Staff in their First Submittal Review Comments dated March 13, 2020 in connection with the Application.

Critical Issue: Staff identified a reduction on the ceiling to floor height on the ground floor and the location of the second level to be lower. This does not comply with CMB code and sea level rise and resiliency review criteria. The first floor shall provide at least 12 feet in height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab in order to get the DRB waiver incentive to measure height from BFE+5 to get the additional 5’ in height as previously approved and shown on page A- 3.8. *Please submit a revised section and elevations for the proposed project By Wednesday March 18, by noon to show compliance. Please make sure all dimensions are legible, as the text is too small. Staff will review this and determine if the applicant can move forward to final submittal or continue to first submittal for PB June Review Cycle.*

Response: Applicant has revised the section and elevations for the project to comply with the City’s Code and sea level rise and resiliency review criteria, as previously approved. Please refer to revised sheets A-3.5 through A-4.0 showing compliance with ceiling to floor height on the ground floor, measured from BFE+5. This submittal has been completed in a timely manner as instructed above.

Based on the above, we respectfully seek your favorable review and determination to proceed with final submittal of this Application. Thank you in advance for your considerate attention to this matter.

Mr. Thomas Mooney, AICP

March 18, 2020

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If you should have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

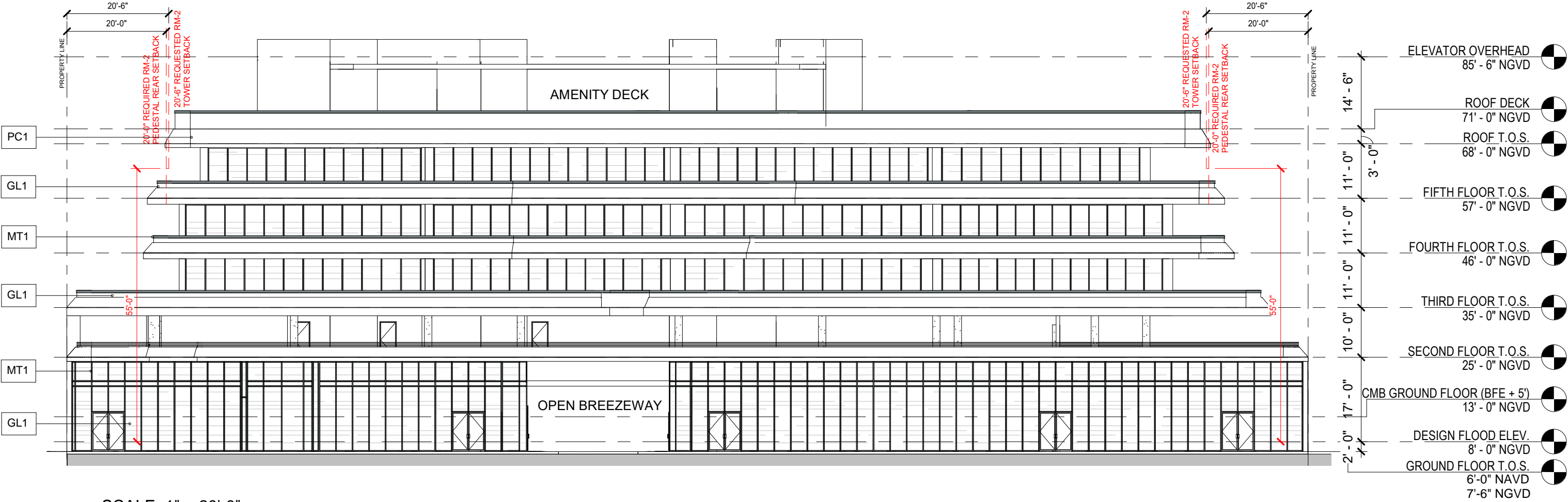
HOLLAND & KNIGHT, LLP

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tracy R. Slavens, Esq.

Enclosures

WEST ELEVATION (PURDY) PROPOSED



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM WALL
CLADDING - WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

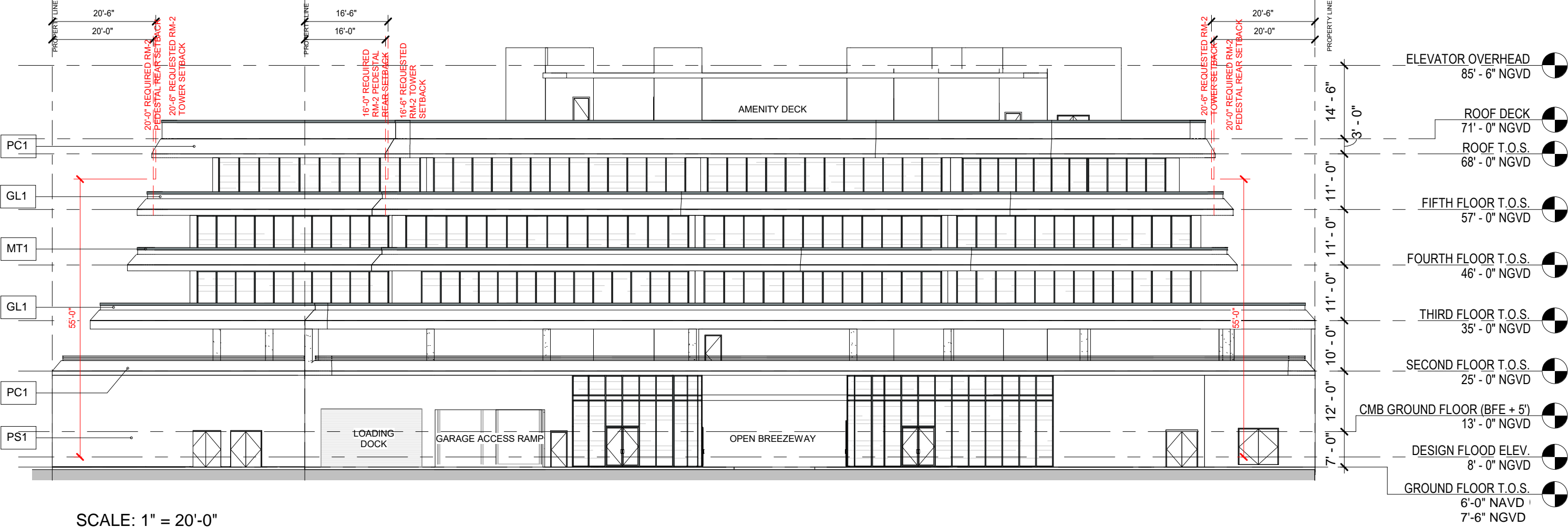


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

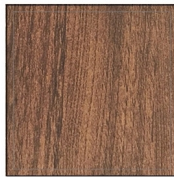
EAST ELEVATION (BAY) PROPOSED



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM WALL
CLADDING - WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

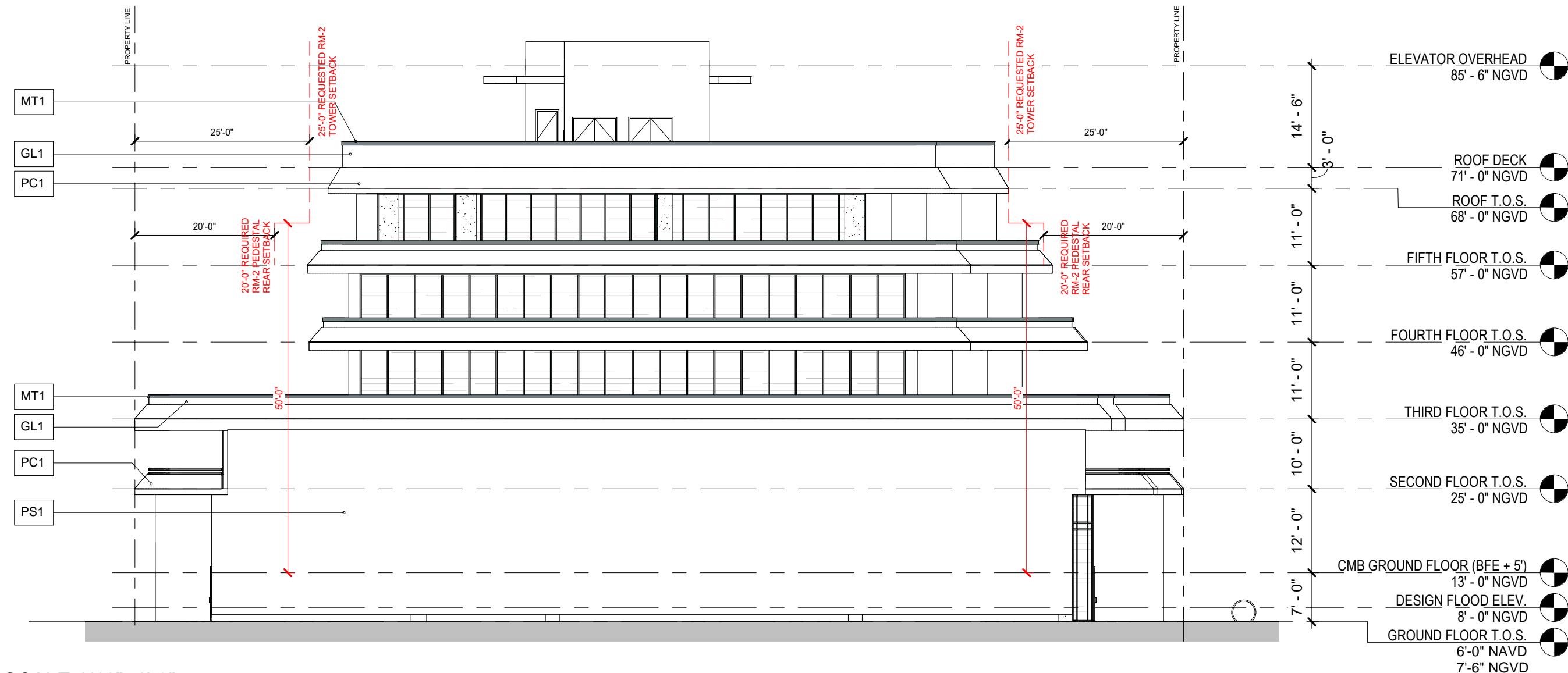


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ST1
STONE PAVERS

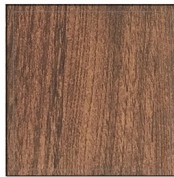
NORTH ELEVATION *PROPOSED*



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM WALL
CLADDING - WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



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PAINTED STUCCO
FINISH

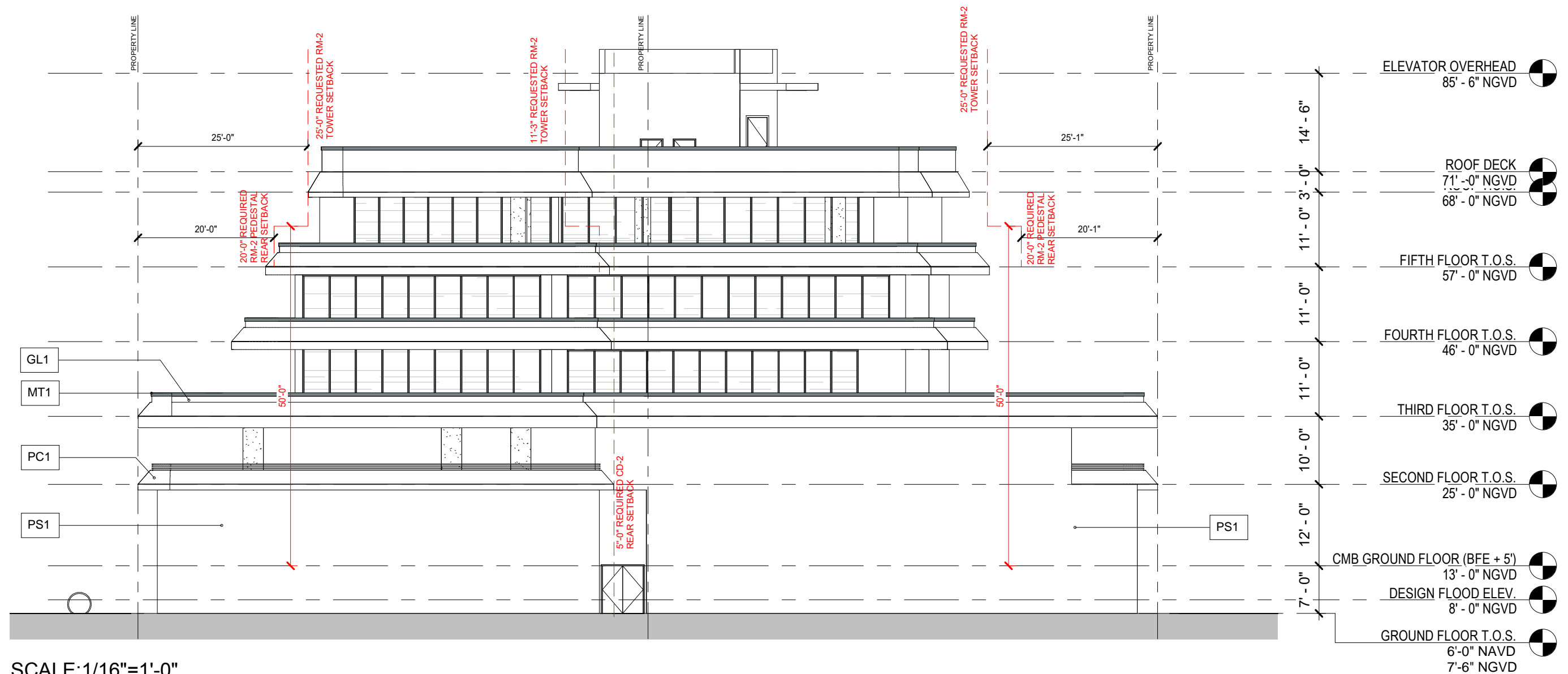


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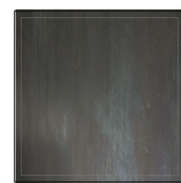


ST1
STONE PAVERS

SOUTH ELEVATION *PROPOSED*



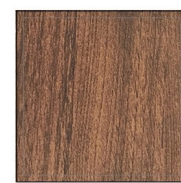
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MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

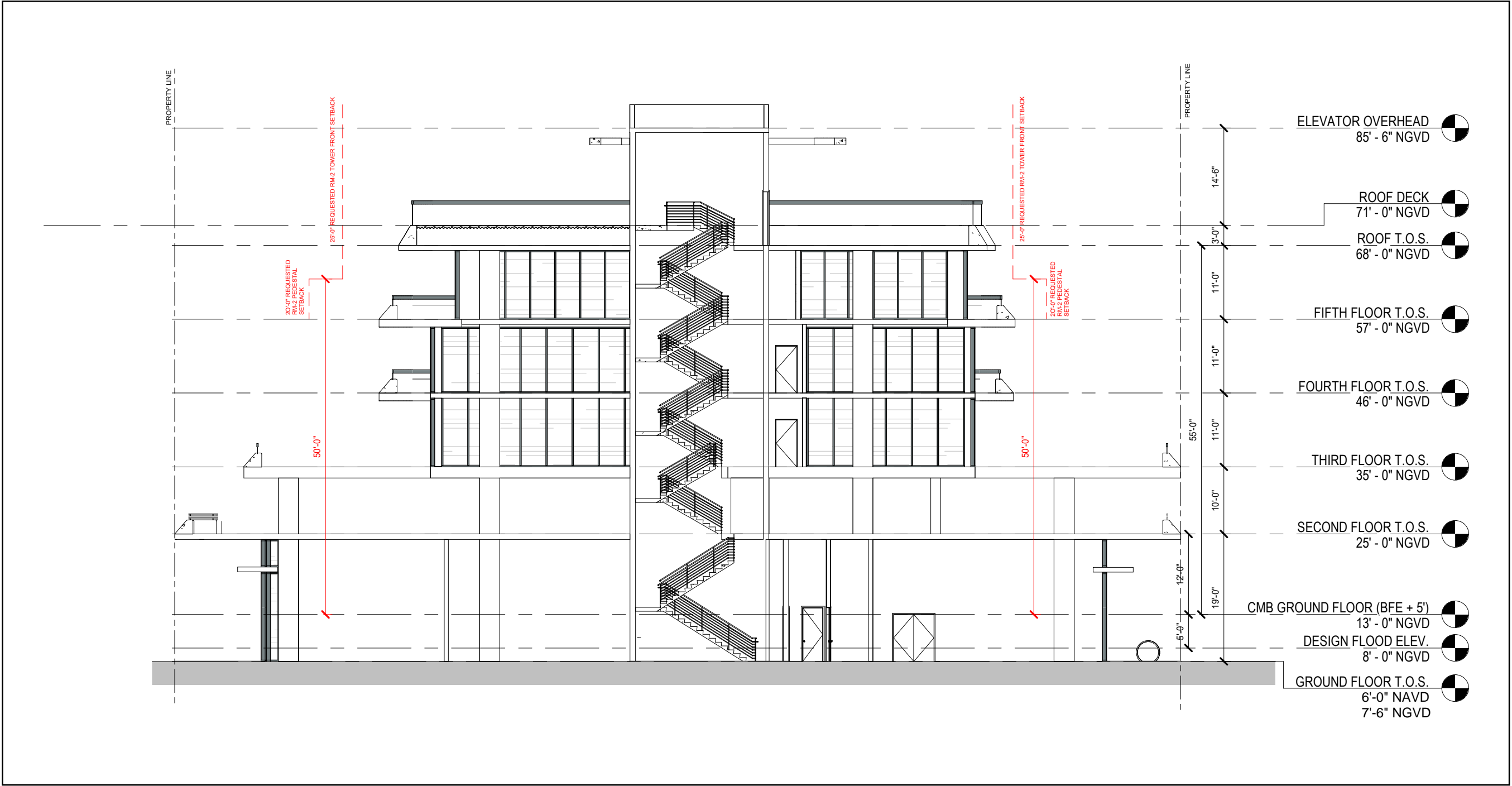


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

TRANSVERSE SECTION PROPOSED



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