

## Nunez, Victor

---

**From:** Madan, Rogelio  
**Sent:** Tuesday, May 04, 2021 2:01 PM  
**To:** Nunez, Victor  
**Cc:** Gonzalez, Jessica; Garavito, Alejandro  
**Subject:** FW: Public Comments - PB21-0428 Sunset Harbour CD-2 and I-1 Ordinance  
**Attachments:** PB21-0428 Draft NVP - Public Comments requesting revisions  
4-21-21(83768637.3).docx

Hi Victor,

When you get a chance can you upload the attached email and document to the file for PB21-0428 which was on the April 27, 2021 agenda?

Thanks,  
Rogelio



**Rogelio A. Madan, AICP**

Chief of Community Planning & Sustainability  
City of Miami Beach Planning Department  
1700 Convention Center Drive – 2<sup>nd</sup> Floor, Miami Beach, FL 33139  
Direct Tel: 305-673-7000 x6131 / Fax: 786-394-4285  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov) / [www.mbrisingabove.com](http://www.mbrisingabove.com)  
*It's easy being Green! Please consider our environment before printing this email*

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

---

**From:** Tracy.Slavens@hklaw.com <Tracy.Slavens@hklaw.com>  
**Sent:** Wednesday, April 21, 2021 4:30 PM  
**To:** Madan, Rogelio <RogelioMadan@miamibeachfl.gov>; Mooney, Thomas <ThomasMooney@miamibeachfl.gov>  
**Cc:** Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>; bradley.colmer@decocapital.com; mike@mraintl.com  
**Subject:** RE: Public Comments - PB21-0428 Sunset Harbour CD-2 and I-1 Ordinance

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

Dear Rogelio and Tom,

As a follow up to our call on Monday, please accept the revised draft ordinance sections for your review. Mike and I have worked to simplify the language in these subsections and I have included an applicability clause for applications filed on or before January 1, 2021 that would be new Subsection 142-312(c). Please let us know if you have any comments or edits on the draft.

Together, we ask for your endorsement before the Planning Board and Commission of the proposed revisions to the ordinance. I will also be submitting this document to the board members and elected officials for consideration.

Thank you for your assistance with this process.

Best,  
Tracy

**Tracy Slavens | Holland & Knight**

Partner

Holland & Knight LLP

701 Brickell Avenue, Suite 3300 | Miami, Florida 33131

Phone 305.789.7642 | Mobile 305.989.8272

[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

Sent from my iPhone

On Apr 16, 2021, at 10:56 AM, [tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com) wrote:

Rogelio,

We would like to schedule a brief call to discuss the pilot office incentive height ordinance and the PB21-0428 draft. We have been working on the language for the proposed revisions to PB21-0428 and want to discuss next steps. Please let me know what your availability is next week. Thank you in advance.

Best,  
Tracy

**Tracy Slavens | Holland & Knight**

Partner

Holland & Knight LLP

701 Brickell Avenue, Suite 3300 | Miami, Florida 33131

Phone 305.789.7642 | Mobile 305.989.8272

[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

**From:** Madan, Rogelio <[RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)>

**Sent:** Thursday, April 1, 2021 12:09 PM

**To:** Slavens, Tracy R (MIA - X27642) <[Tracy.Slavens@hklaw.com](mailto:Tracy.Slavens@hklaw.com)>; Mooney, Thomas <[ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)>; Kallergis, Nick <[NickKallergis@miamibeachfl.gov](mailto:NickKallergis@miamibeachfl.gov)>; Garavito, Alejandro <[AlejandroGaravito@miamibeachfl.gov](mailto:AlejandroGaravito@miamibeachfl.gov)>

**Cc:** [bradley.colmer@decocapital.com](mailto:bradley.colmer@decocapital.com)

**Subject:** RE: Public Comments - PB21-0428 Sunset Harbour CD-2 and I-1 Ordinance

*[External email]*

Hi Tracy,

Thank you for your letter. At this time we will not be incorporating any changes into the ordinance that will be considered by the Planning Board on April 27.

However, you are free to introduce the changes to the Planning Board for their consideration during the public hearing portion of the meeting. As much of the ordinance was community driven, it is suggested that you reach out to the Mike Rubin of the Sunset Harbour neighborhood association to discuss your proposed changes and obtain feedback.

Best regards,  
Rogelio

**Rogelio A. Madan, AICP**

Chief of Community Planning & Sustainability

City of Miami Beach Planning Department

1700 Convention Center Drive – 2<sup>nd</sup> Floor, Miami Beach, FL 33139

Direct Tel: 305-673-7000 x6131 / Fax: 786-394-4285

[www.miamibeachfl.gov](http://www.miamibeachfl.gov) / [www.mbrisingabove.com](http://www.mbrisingabove.com)

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

Complete the Census today! [Click Here](#)

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

---

**From:** [Tracy.Slavens@hklaw.com](mailto:Tracy.Slavens@hklaw.com) <[Tracy.Slavens@hklaw.com](mailto:Tracy.Slavens@hklaw.com)>

**Sent:** Wednesday, March 31, 2021 11:16 PM

**To:** Mooney, Thomas <[ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)>; Kallergis, Nick

<[NickKallergis@miamibeachfl.gov](mailto:NickKallergis@miamibeachfl.gov)>; Madan, Rogelio

<[RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)>; Garavito, Alejandro

<[AlejandroGaravito@miamibeachfl.gov](mailto:AlejandroGaravito@miamibeachfl.gov)>

**Cc:** [bradley.colmer@decocapital.com](mailto:bradley.colmer@decocapital.com)

**Subject:** Public Comments - PB21-0428 Sunset Harbour CD-2 and I-1 Ordinance

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

Dear Tom, Nick, Rogelio, and Alejandro,

Please accept the attached comments in connection with file no. PB21-0428 for the Sunset Harbour CD-2 and I-1 Ordinance.

If you have any questions relating to the comments or would like to schedule a follow up call to discuss them, please let me know.

Thank you.

Best,  
Tracy

**Tracy Slavens | Holland & Knight**

Partner

Holland & Knight LLP

701 Brickell Avenue, Suite 3300 | Miami, FL 33131

Phone 305.789.7642 | Cell 305.989.8272

[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP (“H&K”), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.