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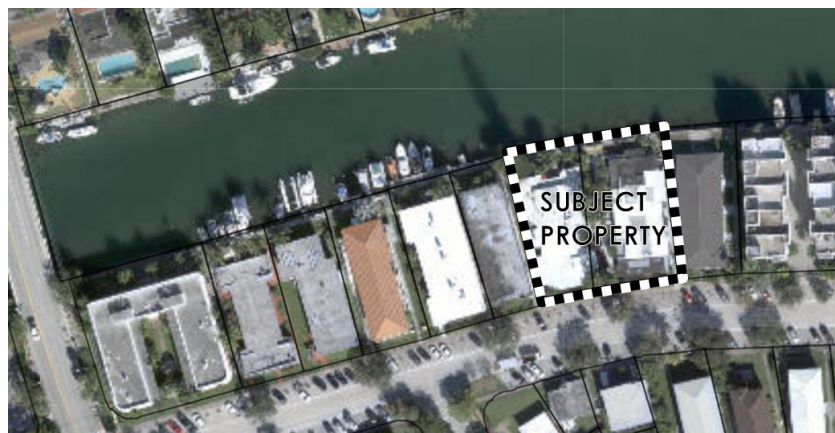
## **VIA ELECTRONIC DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Pampa Sunbelt 5, LLC / 2005-2011 and 2013-2023 Calais Drive  
Design Review Board Application No. DRB21-0735 (the "Application")  
Amended and Restated Letter of Intent**

Dear Mr. Mooney:

Please accept this Amended and Restated Letter of Intent on behalf of Pampa Sunbelt 5, LLC (the "Applicant"), in support of its above-mentioned Application for the City of Miami Beach, Florida (the "City") Design Review Board ("DRB") approval for a new twelve (12)-unit townhome project (the "Project") on that certain  $\pm 0.48$  acre (21,037 sq. ft.) parcel of land located at 2005-2011 and 2013-2023 Calais Drive, as further identified by Folio Nos. 02-3210-010-0460 and -0470 (the "Property"), as shown in the image below:



In connection with the Project, the Applicant is requesting one (1) waiver of Section 142-155(a)(3)f.1. of the City Code of Ordinances (the "Code") to allow an approximately two (2)-foot reduction of the minimum garage clearance height required, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab (BFE+5), as further discussed in Section III below.

## **I. Property Information**

The Property is a waterfront parcel with a City Comprehensive Plan Future Land Use Map ("FLUM") land use designation of Low Density Multi-Family Residential ("RM-1"), and a zoning designation of Residential Multifamily, Low Intensity ("RM-1") on the City's Zoning Map. Among the permitted uses in the RM-1 land use and zoning districts are single family detached dwellings, single family attached dwellings, townhouse dwellings, and multiple family dwellings. Thus, the proposed townhome Project is a permitted use under the Property's current land use and zoning designations.

The Property is uniquely located on Calais Drive with frontage along the Normandy Waterway, and is currently improved with two (2) multi-family developments consisting of nine (9) residential dwelling units. The proposed Project presents an opportunity to continue to enhance and beautify this highly-desired waterfront location in the City, while remaining consistent with numerous multi-family developments in the neighborhood along Calais Drive on the same block and to the west.

## **II. Proposed Project**

The Applicant is proposing a new twelve (12)-unit townhome development on the Property. The Property is currently developed with two (2)-story multi-family buildings built in 1949, which will be demolished to construct the new Project.<sup>1</sup> As designed by Gaviria Architects, the Project features a clean and contemporary style that contrasts clear glass, white smooth stucco, wood cladding and dark grey accents. The Project also incorporates a progressive increase in height with strategic placement of the four (4)-story townhomes near the street frontage, and the five (5)-story townhomes on the rear of the Property. The main entrance driveway along Calais Drive travels through the underpass created by the townhomes on the south portion of the Property and connects to the internal driveway on the center of the Property. All parking has been internalized, and driveways have been visually narrowed to create a pedestrian-friendly environment with interesting landscape opportunities. In addition, the design integrates balconies and roof decks to enhance residents' private open space areas and minimize the volume of the design. Lush landscaping will provide a buffer between the Property and adjacent lots and improve the streetscape. In addition, the project contemplates pervious materials to promote sustainability and resiliency—providing efficiency in stormwater management, improving water runoff quality, reducing stormwater runoff, and storing groundwater supplies. Together, these elements create a first-class townhome community.

The Project has been thoughtfully designed below the allowable height and density thresholds, and proposes a significant improvement to the Property's existing condition. Overall, the Project is compatible with the character and scale of other residential developments currently existing and under construction in the neighborhood, and is compatible with the applicable Land Development Regulations. No variances are being requested in connection with the Application.

## **III. Waiver Request – Section 142-155(a)(3)f.1.**

In connection with this Application, the Applicant respectfully requests DRB approval of a waiver of City Code Section 142-155(a)(3)f.1., which reads as follows:

*f. Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:*

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<sup>1</sup> The estimated cost of construction for the Project is \$5,600,000.

*1. A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.*

The Code grants the DRB the authority to waive certain design criteria, including ground floor height. As proposed, the Project provides for a garage clearance height that is within the waivable two (2)-foot deviation from the required twelve (12) feet pursuant to the City Code. Approval of this waiver allows for functional and conforming parking for all of the proposed townhome units, even if streets are raised in the future. The requested ground floor height waiver is appropriate and will allow for efficient off-street parking amenities that are proportionate to the scale of the Project.

### **III. Compliance with Design Review Criteria**

The Project satisfies the design review criteria set for in Section 118-251 of the Land Development Regulations, as follows:

- (1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

**Satisfied.**

- (2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

**Satisfied.**

- (3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

**Satisfied.**

- (4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in Section 118-252.

**Satisfied.**

- (5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

**The proposed site plan, and the location, appearance and design of new structures are in conformity with the standards of the City's Code, including the waivable two**

**(2) feet for the garage ground floor height. Please refer to the enclosed site plan package.**

- (6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

**Satisfied. The proposed structure is sensitive to and compatible with the character of the neighborhood and development trends in the area. In addition, the proposed residence enhances the appearance of the surrounding community and the waterfront. Please refer to enclosed plans.**

- (7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

**Satisfied.**

- (8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

**Satisfied.**

- (9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

**Satisfied.**

- (10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Satisfied.**

- (11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Satisfied.**

- (12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains

important view corridor(s).

**Satisfied.**

- (13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Satisfied.**

- (14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Satisfied.**

- (15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**Not Applicable.**

- (16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

**Satisfied.**

- (17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

**Satisfied.**

- (18) In addition to the foregoing criteria, subsection 118-104(6)(1) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a, wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

**Not Applicable, none proposed.**

## **V. Sea-Level Rise and Resiliency Criteria**

The Applicant has carefully considered sea-level rise protections and resiliency measures, and the proposed Project has been designed, and will be developed, to ensure resiliency and protection from sea-level rise and storm surges. The proposed Project complies with the criteria set forth in City Code Section 133-50, as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

**A recycling or salvage plan for demolition of the existing structure will be provided as and when required.**

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

**Satisfied. All proposed windows have a Notice of Acceptance for High Velocity Hurricane Zones.**

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

**Satisfied. The Applicant is considering passive cooling systems where feasible and appropriate.**

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

**Satisfied. The Applicant is considering resilient landscaping, where feasible and appropriate, to incorporate into the landscape design.**

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

**Satisfied. Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered and the appropriate principles were incorporated into the Project design.**

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

**The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.**

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

**Satisfied. All Mechanical and Electrical systems will be above the base flood elevation.**

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

**Not Applicable. The existing structure will be demolished.**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

**The only areas of the proposed Project to be below base flood elevation will be the garages, which shall have proper flood vents and water-proofing systems that will be noted in the permit set.**

- (10) Where feasible and appropriate, water retention systems shall be provided.

**All storm water will be retained on the property as per City of Miami Beach requirements, which will be calculated and designed during the permit process.**

- (11) Whether cool pavement materials or porous pavement materials shall be utilized.

**The Applicant will consider cool pavement materials or porous pavement materials where feasible and appropriate.**

- (12) The design of each project shall minimize the potential for heat island effects on-site.

**Satisfied. The Applicant has designed the Project to minimize the heat island effects on-site, through the use of cooling massing and design materials, and addition of landscaping to provide further shade.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Vanessa Madrid, Esq.

Enclosures

cc: Florencia P. Montecchiarini  
Tracy R. Slavens, Esq.