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September 6, 2022

VIA ELECTRONIC DELIVERY

Mr. Michael Belush
Chief of Planning and Zoning, Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: **XI LLC, a Florida LLC, as Trustee of the Haudenosaunee Trust u/t/d
12/18/2017 (a Florida Land Trust pursuant to F.S. 689.073) – 5446 North Bay Road
File No. DRB22- 0877 - Response Narrative**

Dear Mr. Belush:

Please accept this letter on behalf of XI LLC (the “Applicant”), as the narrative in response to Staff’s First Submittal Review Comments dated August 26, 2022 in connection with Application DRB22-0877 for the property located at 5446 North Bay Road in Miami Beach, Florida (the “Property”). The Applicant’s responses are as follows:

1. **ARCHITECTURAL REPRESENTATION**

- a. The survey in the architectural set shall be signed and sealed by the licensed surveyor.

Response: Please see the signed and sealed survey, which is provided as a separate document titled, “09-06-2022 Recent Signed and Sealed Survey”. We have also included a copy of this same survey within the file titled, “09-06-2022 Architectural plans and exhibits,” with the AOR’s signature. Given that the signed and sealed documents by different specialists can’t be combined into one pdf, we have submitted the separate signed and sealed survey by the surveyor and included a copy of this version signed by AOR in the architectural set for reference.

- b. Provide a context zoning location map in 8” x 11” of the color aerial of ½ mile radius identifying the project and naming the streets (no Google images).

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Response: Please see the added context zoning location map of the color aerial of ½ mile radius identifying the project on sheet VR-3 of the file titled. “09-06-2022 Recent Signed and Sealed Survey”.

- c. Current color photographs dated 4” x 6” of project site and existing structures shall be submitted (no Google images).

Response: Current color photographs of the project site and existing structures are provided on sheet VR-8.

- d. Current color photographs dated 4” x 6” of interior spaces (no Google images).

Response: Current color photographs of interior spaces are provided on sheet VR-9.

- e. The proposed floor plans and roof plans shall indicate the location of all property lines and setbacks.

Response: Location of all property lines and setbacks are provided on sheet VR-2.

- f. Include color renderings (elevations and three-dimensional perspective drawings).

Response: Color renderings are provided on sheets VR-11 and VR-12. See also elevations in sheets VR-3 and VR-4.

- g. Provide contextual elevation line drawings, corner to corner, across the street, and surrounding properties.

Response: The applicant is researching the design plans for the existing buildings in the surrounding properties. We will submit the contextual elevation information prior to the hearing and these will be included in the hearing presentation.

- h. A line-of-sight study shall be provided in the final submittal set.

Response: The line-of-sight study is provided on sheet VR-7.

- i. An exploded axonometric plan shall be included in the architectural drawings.

Response: Exploded axonometric drawing provided on sheet VR-10.

- j. Provide Cost Estimate in LOI or under separate cover.

Response: Cost Estimate has been provided as a separate document. Please see the file titled, “09-06-2022 Cost Estimate”.

- k. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

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Response: “FINAL SUBMITTAL” and the DRB File No. added to front cover title of set.

1. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Date, sign and seal added to all drawings submitted.

2. ZONING COMMENTS

- a. As per the survey provided, the lot area is 30, 892 S.F. Please revise the zoning data sheet.

Response: Please see revised zoning data sheet showing a lot area of 30,892 S.F. on sheet VR-2.

- b. The maximum lot coverage shall consist of 9,267.63 S.F. and the maximum unit size is 15,446.06 S.F. Please revise this information in the zoning data sheet.

Response: Please see revised zoning data sheet showing a lot coverage of 9,267.63 S.F and a Unit size of 15,446.06 SF. on sheet VR-2.

- c. Dimension the building height from B.F.E., plus freeboard, to the main roof line for further review.

Response: Please see building height from B.F.E (freeboard is 0’), to the main roof line shown in all elevations on sheets VR-3 and VR-4.

- d. Please dimension the roof overhangs or covered structures that exceed more than five feet of projection in the lot coverage diagram and floor plans for further clarity. All corresponding sheets should coordinate in terms of dimensions.

Response: This information is provided on revised sheet A-0.1 of the submitted set. All sheets coordinate with these dimensions.

- e. Provide the dimensions of the garage.

Response: Garage dimensions are provided on sheet VR-2.

- f. Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. This includes the deck from the south side elevation.

Response: Roof deck is set back 10’ or more from all sides of the exterior walls. These dimensions are shown on sheet VR-2 of the submitted set.

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Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. If you should have any questions or require additional information, please feel free to call me directly.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink, reading "Tracy Slavens". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Tracy R. Slavens, Esq.