

January 10, 2023

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: 6940 North Beach, LLC – 6940 Abbott Avenue
File No. DRB22- 0886 - Final Submittal Response Narrative**

Dear Mr. Belush:

Please accept this letter on behalf of 6940 North Beach, LLC (the “Applicant”), as the narrative in response to Staff’s Final Submittal Review Comments dated December 27, 2022 in connection with Application DRB22-0886 for the property located at 6940 Abbott Avenue in Miami Beach, Florida (the “Property”). The Applicant’s responses are as follows:

2. ARCHITECTURAL REPRESENTATION

a. Include the required yard section drawings.

Response: The requested yard section drawings have been added to Sheets A3-01 and A3-02.

b. Traffic Study shall be submitted upon next submittal.

Response: The finalized Traffic Study has been submitted to the Transportation and Planning Departments.

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

Response: Acknowledged, the front cover of the plans has been updated accordingly.

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

Response: Acknowledged, the submitted plans have been dated, signed and sealed.

4. ZONING COMMENTS

a. Provide a unit size breakdown that identifies the unit number, square footage of the individual unit size as per the floor plans, and the type of residential use (apartment, co-living, etc.).

Response: The requested unit size breakdown, providing unit number, size, and unit type is provided on the revised plans.

b. The portion of the building that is above 75' from B.F.E., plus freeboard, to the maximum height shall be setback 30' from the interior sides.

Response: Staff has confirmed that the provided 10' setback is sufficient for the "Class D" Street frontage.

c. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, differing pavement tones, pavement type, or other method to be approved by the planning director or designee. Provide the material finish of the pavement associated with the clear pedestrian path.

Response: Hardscape material details are provided on L2-00 and L2-01. These details include a variety of pavement tones, which Staff has confirmed to be acceptable.

d. The required loading space is four (1 for commercial and three for residential).

Response: The provided loading spaces have been provided in accordance with Section 130-101.A. (1)a. Over 2,000 but not over 10,000: One space. and (3)b. Over 50 units but not more than 100 units: Two spaces

e. Driveways shall be limited to 24 feet in width and be incorporated into the facade of the building.

Response: Acknowledged. The revised driveway width dimensions are provided on the enclosed plans.

f. The lot area is 24,800 S.F. and the maximum F.A.R. is 86,800 S.F. Please revise zoning data sheet. Additional Zoning Comments as per latest submittal:

Response: Acknowledged. The zoning data sheet has been revised accordingly.

g. Revise the F.A.R. calculation to include the additional square footage of the MEP room on the ground floor. The total square footage of the ground floor and zoning data sheet has not been revised to reflect changes.

Response: Acknowledged. The zoning data sheet and FAR calculations have been revised accordingly.

h. Include the F.A.R. diagram and calculation for level three.

Response: Provided.

i. Please clarify why the same unit numbers are repeated under each floor level? For purpose of clarity, please identify the type of unit on each floor (co-living, hotel, apartment, etc.), the unit number, and the square footage under a separate sheet and listed as a unit size breakdown. This comment is in relation to zoning comment "a".

Response: Provided.

j. There are units that are less than 550 S.F. that are not identified as "co-living" in the floor plans. Please be aware that apartment units shall have a minimum of 550 S.F.

Response: Acknowledged and labeling has been updated accordingly.

Based on the foregoing, we ask for your favorable review of this Application. Should you have any questions or require additional information, please feel free to contact me directly via phone or email.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.