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VIA ELECTRONIC DELIVERY

Mr. Michael Belush
Chief of Planning and Zoning, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**RE: 6940 North Beach, LLC - 6940 Abbott Avenue - File No. DRB22-0886
Second Amended Letter of Intent for Design Review Board Approval**

Dear Mr. Belush:

This shall constitute the Second Amended Letter of Intent on behalf of 6940 North Beach, LLC (the "Applicant") in support of Application File No. DRB22-0886 (the "Application") to the Design Review Board ("DRB") for approval of a 96 unit multi-family residential development (including 21 co-living units), located at 6940 Abbott Avenue ("The Property"). The Property consists of a 24,800+/- square foot lot and is identified by Folio No. 02-3211-001-0590.

The Application is hereby being amended to (i) confirm the Property area as 24,800 square feet, and (ii) to request a waiver of Section 142-745(a)(12)c. to permit driveways for parking and loading to be combined.

The Property zoned TC-C and is located in the heart of the North Beach Town Center. The vision for the North Beach Town Center-Central Core Neighborhood is a "vibrant, walkable core," and the district aims to "spur and facilitate sustainable economic development, encourage diverse uses, and expedite regulatory processes." The intention of the TC-C is to encourage the redevelopment of the North Beach area. It is meant to promote development of compact, pedestrian-oriented, mixed-use areas. Opportunities for live/work lifestyles are also highly encouraged. The TC-C district centers on neighborhood improvement through a mix of commercial and residential uses that allow the community to grow while not adding to traffic congestion.

The Applicant is seeking to contribute to the realization of the City's vision by developing the Property into a 96 unit multi-family residential development, which will include 21 co-living units, with on-site amenities and thoughtful consideration of the pedestrian environment of the Town Center. The project would redevelop a former BellSouth office and parking lot that is no longer in use. The new design provides a lobby and pedestrian oriented retail space on the ground floor. The unit mix includes studio, one- and two-bedroom units. The second and third levels of the building are dedicated for residential parking. Entrance and exit to parking is located on Byron

Avenue. The roof level will include a lap pool and fitness center. The estimated construction cost for the project is \$14,692,224.

The Applicant is a waiver of the TC-C loading requirements to permit an efficient design of the project driveways. Loading is a crucial element of a successful building design. However, in order to accommodate the required loading on a smaller site, special considerations are often needed. In this case, the Applicant is seeking waivers to permit the parking and loading driveways to be combined. The granting of this waiver will be in the best interest of the City, as they will allow a superior design of the project within the development regulations of the TC-C district and without the need for variances.

The Application meets all Design review criteria set forth in Sec. 118-251 of the City Code.

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

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. The scale of the proposed structure is compatible with the existing urban character of the North Beach Town Center Core. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. The proposed structure is wholly compatible with the surrounding neighborhood and will significantly enhance the blocks on which it is located. The design is modern yet also pays homage to the mid-century architectural style found throughout the North Beach area.

(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.

Response: Satisfied. The site plan provides an efficient building placement and respects the frontage requirements applicable to this property, including the 70th Street frontage, which will provide a safe east-west pedestrian connection at the mid-block.

(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.

Response: Satisfied. Adequate parking and bicycle facilities are provided in a safe and efficient manner to serve the residents and their guests. A traffic analysis has been submitted in connection with the Application that provides additional information relating to traffic flow and circulation.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

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

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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).

Response: Satisfied. In particular, the Applicant will improve the 70th Street frontage, which is intended to provide a pedestrian passage and view corridor at the mid-block location.

(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.

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

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

Response: Satisfied. Please refer to the enclosed plan set for additional detail.

(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).

Response: Satisfied. The building is of a wholly appropriate scale that is compatible with the surrounding built environment and with area projects that are both under construction and recently approved.

(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.

Response: Satisfied. The first level facades have been designed at a human scale and incorporate glazing where habitable space occurs.

(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.

Response: Satisfied. All service, loading and trash facilities for the development will be located within the building and have minimal impact on adjacent properties.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) 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.

Response: Not applicable.

(19) The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

Response: Satisfied as described in the paragraphs below.

Further, the Application meets all applicable sea level rise and resiliency criteria set forth in City Code Section 133-50, which will be satisfied as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (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.
- (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.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (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 54

of the City Code.

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

(11) Where feasible cool pavement materials or porous pavement materials shall be utilized.

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

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. Thank you for your consideration.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is fluid and cursive, with the first name "Tracy" and last name "Slavens" clearly distinguishable.

Tracy R. Slavens, Esq.

Enclosures