

**From:** [Freitas, Gabriela](#)  
**Cc:** [Mooney, Thomas](#); [Madan, Rogelio](#); [Garavito, Alejandro](#); [Kallergis, Nick](#); [Gonzalez, Jessica](#); [Herrera, Miriam](#)  
**Subject:** FW: Residential-Office CD-2 amendment  
**Date:** Monday, April 17, 2023 11:22:48 AM  
**Attachments:** [image001.png](#)

---

Hello bcc'd Board members and Staff,

Please see below public comment. Should you have any questions please contact us.

Thanks so much.

Kind regards,



Gabriela C. Freitas, Office Associate V  
PLANNING DEPARTMENT  
1700 Convention Center Drive, Miami Beach, FL 33139  
Office: 305-673-7550 or Direct: 305-673-7550 ext.6302

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

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

[It's easy being Green! Please consider our environment before printing this email.](#)

---

**From:** Gonzalez, Jessica <[JessicaGonzalez@miamibeachfl.gov](mailto:JessicaGonzalez@miamibeachfl.gov)>  
**Sent:** Friday, April 14, 2023 3:00 PM  
**To:** Freitas, Gabriela <[GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)>  
**Subject:** FW: Residential-Office CD-2 amendment

Please process.

---

**From:** Jonathan Freidin <[Jonathan.PlanningBoard@gmail.com](mailto:Jonathan.PlanningBoard@gmail.com)>  
**Sent:** Friday, April 14, 2023 2:45 PM  
**To:** Tracy Slavens <[tslavens@lsnlaw.com](mailto:tslavens@lsnlaw.com)>  
**Cc:** Bradley W. Colmer <[bradley.colmer@decocapital.com](mailto:bradley.colmer@decocapital.com)>; Gonzalez, Jessica <[JessicaGonzalez@miamibeachfl.gov](mailto:JessicaGonzalez@miamibeachfl.gov)>  
**Subject:** Re: Residential-Office CD-2 amendment

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

Thanks. FYI - the PB meeting is 4/25, so don't show up this coming Tuesday!

Have a good weekend,  
Jonathan

On Fri, Apr 14, 2023 at 2:17 PM Tracy Slavens <[tslavens@lsnlaw.com](mailto:tslavens@lsnlaw.com)> wrote:

Dear Jonathan,

Brad Colmer and I are working with the other developers in Sunset Harbour on the proposed Residential-Office amendment to the CD-2 district regulations. The intent of the legislation is to create an appropriate definition for a residential-office use that meets the code's standards for residential use but also encourages class-A office development in the neighborhood. The goal is to attract high-end tenants to the new buildings being developed in Sunset Harbour and give them the flexibility to both live and work in the units – think luxury living meets luxury office. The language of the text amendment is written to ensure that the units provide all of the appropriate residential features that are expected in a unit as well as to allow functional office space under the same roof.

We are writing to ask for your support of this item. It is number 8 on the 4/18 Planning Board agenda and the details can be found here:

<https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=29939&MeetingID=1224>

Please feel free to reach out to Brad or me with any questions or if you would like to discuss the details.

Have a great weekend and we will see you on Tuesday.

Best,  
Tracy



Tracy R. Slavens, Esq.  
Partner  
LSN Law, P.A.  
3800 NE 1st Avenue, Suite 200  
Miami, Florida 33137  
Mobile: 305.989.8272  
Email: [tslavens@lsnlaw.com](mailto:tslavens@lsnlaw.com)  
[www.lsnlaw.com](http://www.lsnlaw.com)

This E-Mail message and any documents accompanying this E-Mail transmission contain information from LSN Law, P.A. (formerly d/b/a Llorente & Heckler, P.A.), which is "Privileged and confidential attorney-client communication and/or work product of counsel." If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution and/or the taking of or refraining from taking of any action in reliance on the contents of this E-Mail information is strictly prohibited and may result in legal action being instituted against you. Please reply to the sender advising of the error in transmission and delete the message and any accompanying documents from your system immediately. Thank you.

--

Jonathan E. Freidin (he, him, his)  
Miami Beach Planning Board