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August 7, 2023

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 16, LLC / 1435 Bay Road & 1340 Flamingo Way
Design Review Board Application No. DRB23-0945 (the "Application")
Response Narrative**

Dear Mr. Mooney:

Please accept this letter on behalf of Pampa Sunbelt 16, LLC (the "Applicant") as the narrative in response to Staff's First Submittal Review Comments dated July 31, 2023, in connection with its Design Review Board ("DRB") Application for that certain ±0.25 acre parcel of land located at 1435 Bay Road & 1340 Flamingo Way, as further identified by Folio Nos. 02-3233-016-0310 and -0320 (the "Property"). The Applicant's responses are as follows:

I. DRB ADMINISTRATIVE REVIEW COMMENTS

1. File documents must not exceed 25MB in size each.
RESPONSE: Noted. Final submittal documents do not exceed 25 MB.
2. Please email Excel file of label owner list.
RESPONSE: Excel file of property owner's mailing list has been emailed.
3. Missing mailing labels.
RESPONSE: Certified property owner's mailing list enclosed with this submittal.
4. Application form: Remove duplicate pages.
RESPONSE: Duplicate application pages have been removed.
5. Letter of Intent: Must be signed by Attorney.
RESPONSE: Signed Amended and Restated Letter of Intent is enclosed with this submittal.

II. PLANNING REVIEW COMMENTS

1. APPLICATION COMPLETENESS

- a. The letter of intent shall be signed by the applicant.
RESPONSE: Enclosed Amended and Restated Letter of Intent has been executed by the attorney representing the applicant.
- b. Upload property owner's list of the mailing labels and copy of original certified letter from provider.
RESPONSE: Certified property owner's mailing list enclosed with this submittal.
- c. Provide a copy of the previous recorded final order.
RESPONSE: A copy of the Board Order for DRB file no. DRB0516-0027 is enclosed.
- d. The school concurrency application must be submitted in order transmit to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation is paid as soon as possible in order to proceed and keep the item on the agenda, please note that MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.
RESPONSE: A school concurrency application is enclosed with this submittal.
- e. Provide an axonometric plan showing the relationship from the ground to the third level.
RESPONSE: An axonometric was originally provided on sheet A0.13. Additionally, the applicant has included a second axonometric from opposing view on sheet A0-14.

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.
RESPONSE: The enclosed Amended and Restated letter of intent provides the project's cost estimate on page 2, footnote 1.
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
RESPONSE: The front cover sheet has been updated to state "FINAL SUBMITTAL" and DRB File No. DRB23-0945.
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.
RESPONSE: Final submittal drawings are dated and signed and sealed.

3. DESIGN RECOMMENDATIONS

4. ZONING COMMENTS

- a. The combined lot area for lot 1 and 2 is 10,100 S.F. Please clarify why the lot area is 11,000 S.F. in the zoning data sheet.
RESPONSE: The combined lot area in the data sheet is accurate. Pursuant to the survey the combined lot area is 10,952 SF. Exact Lot 1 area is 5,952 sf and Lot 2 is

5,000.00 sf. Please note that Lot 1 is nominally a 60'x100' with a 15' diameter arc on the corner where Bay Rd, meets Flamingo Way. Lot 2 is 50'x100'. Please refer to the updated survey.

- b. The minimum yard elevation is future adjusted grade (the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots). Provide a written confirmation from the City's Public Works Department to determine the future crown of the road for this site.

RESPONSE: The Applicant received written confirmation from the City's Public Works Department. A copy was provided via email and is also included hereto.

- c. The maximum yard elevation is B.F.E. Provide the elevation of the required yard for further review.

RESPONSE: Yard elevation is set at 6.56NGVD, below B.F.E. (+8 NGVD) in compliance with the development regulations and area requirements under Sec. 142-155. (a)(3). The required yard elevation is noted in the plans, sections, elevations and yard sections sheet.

- d. The retaining wall that is within the front and side yard shall not exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present. Provide a detail section of the retaining wall as measured from existing sidewalk elevation.

RESPONSE: This has been revised, see detail 4 on sheet A3-01

- e. At the property line, the maximum height of retaining walls shall not exceed BFE.

RESPONSE: Noted. Retaining walls against property lines are set on the north, east and west sides. Detail 4 on sheet A3-01 outlines the condition against the street R.O.W, where the top of the retention wall is set at +6' NGVD, below BFE. Detail 3 on sheet A3-01 outlines the condition against neighboring property along the east edge. Note that no retaining wall is proposed along the south edge, as the neighboring site will be developed concurrently (DRB23-0946) and the same yard elevation is proposed.

- f. Provide a unit size breakdown that shows the total square footage for each unit and how it complies with the minimum and average unit size of sec. 7.1.5.2.

RESPONSE: Noted, the size of units chart along with minimum unit size chart per Sec 7.1.5.2 has been added on sheet A0.03.

- g. As per the survey, lot 12 is included as part of the property. Please clarify if lot 12 will remain vacant. Please be aware that lot 12 should be included in the site plan for reference.

RESPONSE: Noted, Size of unit's chart along with minimum unit size chart per Sec 7.1.5.2 has been added on to sheet A0.03.

- h. The maximum F.A.R. for lot 1 and 2 combined is 12,625 S.F. (10,100 S.F. x 1.25). Please reduce the overall square footage of the F.A.R. for further review.

RESPONSE: Related to item 4a. As Lot size is 10,952 sf, Maximum F.A.R. is 13,690 sf (10,952 x1.25), FAR provided is 13,194.52 (1.20). See FAR calculation sheet A0-03.

- i. One space per unit for units between 550 and 1,600 square feet; two spaces per unit for units above 1,600 square feet. The garage should accommodate two parking spaces per unit (minimum 8'-6" in width, 18 feet in length per space).

RESPONSE: All units accommodate 2 parking spaces as they exceed 1,600 sf. Dimensions for each parking space have been added. See sheet A1.01

- j. Provide the location of the mechanical equipment and the setback from the property line(s).
RESPONSE: Location of all mechanical equipment has been added as well as setback dimensions from property lines. See sheets A1-01 and A1-02.
- k. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1 of this Code.
RESPONSE: Noted. All driveway areas open to the sky are to be covered with pervious concrete. See notes on sheets A0-03 ,A1-01 and A1-02
- l. Porches, platforms and terraces up to 30 inches above the adjusted grade elevation of the lot, as defined in Section 1 of these Land Development Regulations. In this case, the platform to enter the units cannot exceed a maximum elevation of 8.25' N.G.V.D. (30" above grade, 3.5' N.G.V.D.)
RESPONSE: Platform previous to foyer has been lowered and is now shown at +8.25' N.G.V.D.
- m. Provide the maximum projection of the roof overhangs and balconies, not to exceed 25% of the required yard (maximum 6').
RESPONSE: . Lines establishing 25% max. encroachment into side and rear yards have been included on sheets A1-02 thru A1-06. None of the projected balconies or roof overhangs exceed said limit.
- n. Planters, not to exceed 4 feet in height, when measured from the finished floor of the primary structure.
RESPONSE: Noted. None of the planters exceed the above limit. Refer to sheet A2.
- o. Provide the DRB file number in the zoning data sheet.
RESPONSE: The zoning data sheet has been updated to include DRB file no.: DRB23-0945.
- p. The proposed height that is noted in the building elevations and sections are inconsistent with the zoning data sheet. Please revise the zoning data sheet so that the height is consistent with the drawings.
RESPONSE: This has been revised and is now consistent at 41'-3".
- q. Provide a written narrative with responses upon the final submittal.
RESPONSE: Noted. This response letter constitutes the written narrative with responses.

III. LANDSCAPE REVIEW COMMENTS

1. Trees in ground floor hardscape areas shall be planted in suspended paver systems such as Silva Cells or equal.
RESPONSE: Noted. See note 2 on sheet L-02.

2. Provide suspended paver system details.

RESPONSE: Noted. See note 2 on sheet L-02.

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,

A handwritten signature in blue ink, appearing to read "V. Madrid".

Vanessa Madrid, Esq.

Enclosures

Cc: Michael Belush, *Planning and Design Officer, Planning Department*