

Holland & Knight

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February 8, 2024

VIA ELECTRONIC DELIVERY

Mr. Thomas Mooney
Planning Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd
Floor Miami Beach, Florida 33139

**RE: Pash Place One LLC / 6650 Sheffield Lane, Miami Beach, FL
Application to Design Review Board
File No. DRB 23-0993**

Dear Mr. Mooney:

Please accept this letter on behalf of Pash Place One LLC (the “Applicant”) as the narrative in response to Staff’s First Submittal Review Comments dated January 22, 2024 in connection with File No. DRB23-0993 (the “Application”).

I. Planning Landscape Review

1. The applicant shall submit the approved tree protection fencing detail for existing mature trees and palms to remain included with the Tree Disposition Plan. Please contact the City of Miami Beach Urban Forestry Division at 305-673-7000 x.26840 for the approved tree protection removal permit forms.

Response: Acknowledged. The Applicant will contact the Miami Beach Urban Forestry Division for the approved tree protection removal permit forms.

2. The applicant shall submit a Site and landscape lighting plan and 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: Please see Landscape Plan sheets LT-100 and LT-200 – Landscape Lighting Plan and Landscape Lighting Fixtures & Specifications. The submitted site and landscape lighting plans address security concerns and minimize glare on the adjacent properties.

3. Irrigation systems shall be designed and installed corresponding to the water requirements of the proposed plantings and as required in the Chapter 4 Landscape Ordinance. The irrigation system shall be extended into the public right of way. A rain shut off device is required to be installed as part of the irrigation system.

Response: Please see Landscape Plan sheets IR-100, IR-200, and IR-300 – Irrigation Plan, Irrigation Details, and Irrigation Notes. As described in the plans, the Applicant will install the irrigation in compliance with the water requirements outlined in the Chapter 4 Landscape Ordinance.

4. Root guards or barriers shall be installed to protect utilities and structures within close proximity of proposed tree plantings as required. The root guards shall be clearly delineated in the landscape plans and shall be reviewed and approved by staff.

Response: There are no conflicting root systems that are near any utilities or structures on the property requiring the implementation of root guards or barriers.

II. DRB Plan Review

Application Completeness

- a. Upload property owner's list and copy of original certified letter from provider.

Response: The property owner's list and copy of original certified letter from provider is included with this submittal.

- b. Provide separate shaded Diagrams and calculations for Lot coverage and unit size as defined in Section 7.2.2.3.b.5. and 7 of the Resiliency Code. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are being included in the lot coverage and unit size by providing a breakdown of the total square footage and percentages.

Response: Please see attached Architectural Plan sheets A.10.3, A.10.4, A.10.5 – Proposed Lot Coverage, 1st Floor Proposed Unit Size, and 2nd Floor Proposed Unit Size - containing the lot coverage and unit size as defined in Section 7.2.2.3.b.5 and 7 of the Resiliency Code.

- c. A key directional plan shall be provided to show the surrounding properties that are referenced in sheets A6-A9. All properties shall be numerated to match the key directional plan.

Response: A key directional plan is provided under Architectural Plan sheet A.10.1.

- d. Provide a demolition site plan.

Response: Please see Architectural Plan sheet A.10.6 – Demolition Plan.

- e. Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) shall be submitted.

Response: Please find the Contextual Elevation Line Drawings under the enclosed plan sheet titled “Contextual Elevations Plan.”

- f. Include a section drawing within the required yards that shows all elevations of the encroachments.

Response: Please find the section drawing showing all elevations of the encroachments under Architectural Plan sheets A.23 and A.24 – Proposed Sections.

Architectural Representation

- a. Include the cost of estimate under a separate cover or in the letter of intent

Response: Please find the estimated cost of construction as footnote 3, page 2, in the enclosed “Amended and Restated Letter of Intent”.

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

Response: This has been corrected. Please see the front cover title on Architectural Plan Sheet A1 – Cover Sheet.

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

Response: Acknowledged. The final submittal drawings have all been dated, signed, and sealed.

Zoning Comments

- a. The floor plans shall have a directional cardinal arrow for reference.

Response: Please see Architectural Plan sheets A.12, A.13, and A.14 – Understory, Proposed First Floor Plan, Proposed Second Floor Plan.

- b. Please clarify if the retaining walls are being installed along the entire sides of the understory level. If so, please demonstrate how the retaining wall is 50% open on each side. Please be aware that area(s) below the lowest habitable floor, only non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments shall be used (min. 50% open).

Response: Please refer to Architectural Plan Sheet A.12 - Understory. There is only one retaining wall which is on the west side of the understory. This retaining wall is noted and is only 3 feet high. The Application also meets and exceeds the minimum 50% open-space understory code requirement.

- c. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards.

Response: Acknowledged. Please refer to sheet H-101 - Hardscape Plan Understory - for the paving selection which will be Granitelock Paver.

- d. The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

Response: Please see the attached correspondence from Public Works. The future crown of the road is projected to be at 4.4 feet NAVD, which the project is in compliance with. Please see Exhibit “A” – Written Confirmation from Public Works – Zoning Comments D & L - dated 02/01/2024.

- e. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the material finish of the paved surface at the understory level.

Response: Please refer to sheet H-101 - Hardscape Plan Understory - for the paving selection which will Granitelock Paver. This paver will be set on a 4” Limerock Base.

- f. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of 5 feet from each side of the underneath of the walls of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the front and side area.

Response: Please refer to sheet H-101 - Hardscape Plan Understory - showing the proposed hardscape layout consisting of what will be the driving surface and the pedestrian surface leading up the stairs into the house.

- g. Dimension the building height from D.F.E. to the main roof line in all elevation sheets.

Response: Acknowledged. Please see updated Architectural Plan sheets A.19, A.20, A.21, and A.22 – Proposed North Elevation + External Materials, Proposed Rear

Elevation + External Materials, Proposed South Elevation + External Material, Proposed Front Elevation. These sheets also include the heights of the first habitable floor.

- h. Provide separate open space shaded Diagrams and calculations for the front and rear yard as per Section 7.2.2.3.b of the Resiliency Code. The shaded diagrams should include a legend that identifies each hatching or color pattern. The legend should also identify the areas that are pervious and impervious by providing a breakdown of the total square footage and percentages.

Response: Please refer to sheet L-700 - Open Space Diagrams - which show in green the provided open space diagrams which show compliance to the Code standards for the minimum required open space for the Overall site, Rear Yard, Front Yard & Side Yards.

- i. For two story homes with an overall lot coverage of 25 percent or greater, at least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback.

Response: After discussions with staff, it was determined that the proposed second story is in compliance with the City's code. Please see Exhibit "B" – Correspondence with Michael Belush – Zoning Comment I - dated 01/30/2024.

- j. All portions of covered terraces, porches, roof overhangs, and eyebrows that exceed a projection of five feet shall be included in the lot coverage calculation. Provide the dimensions of the covered roof overhangs and covered porch from the exterior wall for further review.

Response: Please see Architectural Plan sheet A.14 – Proposed Second Floor Plan. No balconies or terraces exceed 5 feet. This is in compliance with the code requirements and not included in the lot coverage calculations as the balconies or terraces are not over 5 feet.

- k. Built in planters, gardens or similar landscaping areas, not to exceed 3 feet, 6 inches above the finished roof deck height, may be permitted immediately abutting the roof deck area.

Response: Acknowledged. There are no planters on the roof deck.

- l. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

Response: Please see the attached correspondence from Public Works. The future crown of the road is projected to be at 4.4 feet NAVD, which the project is in compliance with. Please see Exhibit “A” – Written Confirmation from Public Works – Zoning Comments D & L - dated 02/01/2024.

- m. In no instance shall the elevation of a required yard exceed DFE.

Response: Acknowledged. Based on the applicant’s discussion with Mr. Michael Belush, these comments will be addressed prior to the DRB meeting or at the time of building permit.

- n. Accessory buildings cannot exceed 25% of the required rear yard.

Response: Acknowledged. The building is in compliance with the rear yard code requirements.

- o. The accessory structure cannot exceed 12’ above B.F.E., plus one foot of freeboard (max. 21’ N.G.V.D.).

Response: Acknowledged. Based on the Applicant’s discussions with Mr. Michael Belush, this item will be addressed as necessary prior to the DRB meeting or at the time of building permit.

- p. Mechanical and pool equipment cannot be closer than five feet to a rear or interior side lot line or ten feet to a side lot line facing a street.

Response: Acknowledged. The plans are in compliance with these requirements.

- q. The maximum height of the equipment including attached screening elements, shall not exceed five feet above current flood elevation, with a maximum height not to exceed ten feet above grade, as defined in subsection 114-1, of the lot at which they are located. Provide the height of the a/c and generator unit measured from the highest point of the equipment to BFE and grade, not to exceed the height requirement.

Response: Acknowledged. Based on the Applicant’s discussions with Mr. Michael Belush, this item will be addressed as necessary prior to the DRB meeting or at the time of building permit.

- r. Driveways shall have a minimum of four feet from the side lot line.

Response: Please refer to sheets H-100 & H-101 - Hardscape Plans - where the proposed driveways are shown. The driveways are in compliance with the minimum 4’ setback from the North and South Property lines.

- s. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.

Response: The total front width of the property is 105' x .30 = 31.5'. The Applicant is providing a total of 22' total width openings for the driveway.

- t. The steps/platform that is located within the interior side exceed 25% of the required yard.

Response: Please refer to sheet L-700 - Open Space Diagrams - which show in green the provided open space diagram. These diagrams show compliance with the minimum required open space for the Side Yards.

- u. Provide a written narrative with responses upon the final submittal.

Response: Acknowledged. Please see this letter, which has been submitted under the title "02.08.2024 Narrative Response Letter".

- v. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Response: Acknowledged.

III. DRB Admin Review

The following fees will be invoiced prior to the Notice to Proceed deadline 02/14/24.

1. Mail Label Fee
2. Advertisement
3. Board Order Recording
4. Courier
5. Posting
6. Variance(s) (If required)
7. Sq. Ft Fee (If required)

Final paper submittal shall be provided before 1 p.m. (Tardiness may affect being placed on the agenda) and ALL FEES MUST BE PAID BY 02/16/24.

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document that were submitted electronically, which allowed the Application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

Response: Acknowledged. The applicant will process payment of all fees by February 16 2024. In addition, this response narrative and the required original set of architectural plans, survey, mailing labels as well as digital copies are being submitted before the Final Submittal deadline.

The following must be submitted for Final Submittal to the attention of Gabriela Freitas – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original Application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed, and dated. (11x17)
- One (1) original signed, sealed, and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).
- A CD/DVD containing a digital version of the documents and plans submitted – USBs will NOT be accepted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB).
- Each file document must be labeled by day of submittal and document name.

NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off.

Response: Acknowledged. All materials will be submitted as staff requires. This response narrative and the required original set of architectural plans, survey, mailing labels as well as digital copies are being submitted before the Final Submittal deadline.

DRB 23-0993 – Response Narrative
66650 Sheffield Lane, Miami Beach

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 should have any questions or require additional information, please feel to call me directly at 305-789-7453.

Sincerely,

A handwritten signature in blue ink, appearing to read "V. Madrid", with a stylized flourish at the end.

Vanessa Madrid, Esq.

Exhibit “A”

Written Confirmation from Public Works – Zoning Comments D & L

Wechsler, Oliver D (MIA - X)

From: Madrid, Vanessa (MIA - X27453)
Sent: Thursday, February 1, 2024 10:51 AM
To: info@studiokhora.com; Wilkins, Joni
Cc: Arce, Mercy S (MIA - X22178); Wechsler, Oliver D (MIA - X)
Subject: FW: DRB23-0993 - 6650 Sheffield Ln Miami Beach
Attachments: Project Prioritization 200401 Map.pdf

Categories: Holiday

Team,

See below confirmation from the City's Public Works Department.

- The future Crown of the Road elevation adjacent to 6650 Sheffield Ln, Miami Beach, is projected at 4.4 feet NAVD.

Vanessa Madrid | Holland & Knight

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From: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Sent: Thursday, February 1, 2024 10:37 AM
To: Madrid, Vanessa (MIA - X27453) <Vanessa.Madrid@hklaw.com>
Cc: Pena, Giancarlo <GiancarloPena@miamibeachfl.gov>; Arce, Mercy S (MIA - X22178) <Mercy.Arce@hklaw.com>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>; Jose Gaviria <jgaviria@j-gaviria.com>; Ortega, Cristina <CristinaOrtega@miamibeachfl.gov>
Subject: RE: DRB23-0993 - 6650 Sheffield Ln Miami Beach

[External email]

Good morning Vanessa,

- The future Crown of the Road elevation adjacent to 6650 Sheffield Ln, Miami Beach, is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Sheffield Ln at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
--------------------	------	------	------	------	------

State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the La Gorce Island A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMI BEACH

Aaron Osborne, *Project Engineer*
PUBLIC WORKS DEPARTMENT, Engineering Division
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7080 x 26110 / Fax: 305-673-7028
www.miamibeachfl.gov

Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscientious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.

 ***Please do not print this e-mail unnecessarily***

Exhibit “B”

Correspondence with Michael Belush – Zoning Comment I

Wechsler, Oliver D (MIA - X)

From: Belush, Michael <MichaelBelush@miamibeachfl.gov>
Sent: Tuesday, January 30, 2024 12:14 PM
To: Madrid, Vanessa (MIA - X27453); Deschamps, Giselle
Cc: Wechsler, Oliver D (MIA - X); Arce, Mercy S (MIA - X22178); Freitas, Gabriela
Subject: RE: DRB23-0993 - 6650 Sheffield Ln Miami Beach - First Submittal

[External email]

Hi Giselle and Vanessa,

In looking at the plans, because the second floor along the front setback of 40 feet only takes up about ½ or so of the developable lot width, the design complies with additional setback required.

MIAMIBEACH

Michael Belush, Planning & Design Officer
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305.673.7000 ext. 26258 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: Madrid, Vanessa (MIA - X27453) <Vanessa.Madrid@hklaw.com>
Sent: Monday, January 29, 2024 12:53 PM
To: Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>
Cc: Wechsler, Oliver D (MIA - X) <Oliver.Wechsler@hklaw.com>; Arce, Mercy S (MIA - X22178) <mercy.arce@hklaw.com>; Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: RE: DRB23-0993 - 6650 Sheffield Ln Miami Beach - First Submittal

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

I just sent an invite for tomorrow at 1:30.

Vanessa Madrid | Holland & Knight

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From: Madrid, Vanessa (MIA - X27453) <Vanessa.Madrid@hklaw.com>
Sent: Monday, January 29, 2024 11:25 AM
To: Deschamps, Giselle <GiselleDeschamps@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>
Cc: Wechsler, Oliver D (MIA - X) <Oliver.Wechsler@hklaw.com>; Arce, Mercy S (MIA - X22178) <Mercy.Arce@hklaw.com>; Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>
Subject: Re: DRB23-0993 - 6650 Sheffield Ln Miami Beach - First Submittal