

Miami, February 12, 2018

Design Review Board

City of Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139
T.305.673.7000

Re: Letter of Intent for 8421-27 Crespi Boulevard, Miami Beach FL 33141.

To Whom It May Concern,

We hereby respectfully request the removal of condition B 2. d. from DRB Order 23039, which was approved on June 3, 2014, recorded at the Miami-Dade County Clerk of Court office on July 10 of the same year, and stated as follows:

“Existing overhead line in the public ROW shall be placed underground in order to enhance overhead clearance for shade trees and better expose the building front façade from the street.”

We have since moved on and secured Master Permit B1504906. Construction of the building is under way and scheduled to finish in June of this year.

Unfortunately, according to Florida Power and Lighting (FPL), the change from overhead to underground cannot be undertaken along the ROW frontage of a single site development, but must be done for the complete block at least. In this case, it becomes even more complicated due to the presence of an East-West power line behind lots on 84 Street that also crosses the Crespi Boulevard ROW and ends up in front of the property.

The change implies finding space for the typically large mounting pad transformer equipment required, which we were originally told demanded a 20 Ft easement for maintenance truck access from the ROW. Given the tight 10 Ft. deep front yards in all properties in the area, such a large easement cannot be physically accommodated in most instances. Working with Public Works, we explored an option where smaller pole-mounted distribution transformers could be provided on a grade level pad within the front yard. However, they were not deemed as an equitable replacement by FPL, still posed a challenge to fit within all other required appurtenances and visibility triangles in the front yard, and did not do away with the requirement to underground overhead lines for the complete block.

This is why we respectfully request that condition B 2. d. be removed from recorded Design Review Board Order 23039.

CDS

Should you need additional information, or have any specific question concerning our request, do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eduardo Pardo-Fernandez', with a long horizontal stroke extending to the right.

Eduardo Pardo-Fernandez AIA NCARB CNU-A
CDS | Architecture and Planning
2103 Coral Way, Suite 722, Miami FL 33145 | 305.300.7438
eduardo@cds-ap.com