

May 4, 2025

VIA ELECTRONIC DELIVERY

Mr. Rogelio Madan AICP
Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: DRB25-1086 – 1801 Alton Road (Modification of DRB24-1015)
Narrative Responses**

Dear Mr. Madan:

Please accept this response letter on behalf of Santa Elena Holdings LLC (the "Applicant") in connection with the above mentioned Application for the Property located at 1801 Alton Road, identified by Folio No. 02-3233-012-0090.

Planning Review

1. APPLICATION COMPLETENESS

- a. Letter of Intent: Include the project cost of estimate.

Response: Satisfied. See the amended and restated letter of intent.

2. ARCHITECTURAL REPRESENTATION

- a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: Satisfied. See sheet A00 of the architectural plans.

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

Response: Satisfied. See the architectural plans.

- c. All some height elevation labels are overlapping and cannot be read.

Response: The overlapping has been corrected. See sheet A11

- d. Proposed FAR diagrams; include the existing building in the FAR diagrams.
Provide a second floor FAR diagram.
Response: Satisfied. See sheet A14.

- e. Provide additional details and materials for Long Term Bicycle Parking area on the long-term bicycle parking area.
Response: Satisfied. See sheet A503 for additional details and materials for the Long Term Parking.

- f. A16 Parking Calculations, identify the maximum allowable percent reduction for each of the alternative parking incentives utilized per section 5.2.14
Response: Satisfied. See the parking reduction summary on sheet A30.

- g. A16 The spaces for “Drop-off and loading zones for transportation for compensation vehicles” utilized for parking reductions cannot be utilized for the building’s required loading. Revise calculations or site plan to separate the loading and drop-off areas.
Response: Satisfied. See the proposed parking and variance diagram on sheet A30.

- h. The clear pedestrian path is now being revised from the prior approval as a result of the maintenance of the existing building. Include a request to modify the previously approved waiver for the non-residential frontage requirements.
Response: Satisfied. See the proposed long frontage diagram on sheet A32 as well as the amended and restated letter of intent.

- i. Staff recommends that the southern driveway be improved to facilitate pedestrian crossings, consistent with the non-residential frontage requirements; including the use of mountable curbs to allow for a flush pedestrian crossing.
Response: Satisfied. See the proposed long frontage diagram on sheet A32.

- j. It is recommended that a rendering from the north of the site looking south towards the project be provided.
Response: Satisfied. See rendering on sheet A26.1

Planning Admin Review

- 1. Email owners mail labels in Excel.

Response: Owners list in excel has been emailed to Gabriela Freitas.

Please advise if you have any questions or require additional information at this time.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive style with a long horizontal stroke at the end.

Tracy R. Slavens, Esq.