

Miami, August 23, 2018

**Planning Board**

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

**Re: Accessible Parking Requirement for new four-dwelling unit multifamily building at 756 84 Street, Miami Beach FL 33141**

To Whom It May Concern,

We have attempted to obtain a determination on the need, or lack thereof, for an accessible parking at the Ground Floor parking garage within the proposed building. Unfortunately, Ms. Salgueiro was out of the office for a few days, and is probably busy upon her return, so we have not received a definite response to our request for clarification/interpretation on the subject, given applicable rules and regulations.

We have good reason to believe that no accessible parking requirement will apply to this project; but were that not be the case, we would replace the westernmost proposed parking space and car lift with a 96-inch minimum accessible parking space. A 60-inch parallel aisle would then be provided alongside that parking space, on the outside of the building, and seamlessly connect to the already proposed accessible access route. This would require removing the side screen up to a height of 7 feet and 6 inches along the parking space, but a new curtain or screen would be inserted between the former and the parking space/car lift combo next to it, so the latter is hidden from the side yard.

In any scenario, I would like to remind you that besides the currently proposed screen (or the alternative one next to the accessible parking space), a continuous row of tall bushes/low trees, and a horizontal slat fence would go a long way towards further screening parking lifts. The combination of these elements will actually hide all parking garage activity from neighboring properties.

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

Sincerely,

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

Eduardo Pardo-Fernandez AIA NCARB CNU-A  
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