

Felix Pardo & Associates, Inc.

Architecture Planning Interiors

255 University Drive

Coral Gables, FL 33134

AA0002478

10 February 2016

City of Miami Beach Planning Department

1700 Convention Center Drive

Miami Beach, FL 33139

Re: Proposed Residence for Mr. Seth Heller
4193 North Bay Road Miami Beach, FL

Attn: Ms. Yorusalem Mengistu

Project No.: 201457

Design Review Board Response Letter

Subject: 4193 North Bay Road

DRB File No: 23246

Dear Ms. Mengistu,

Attached please find two signed and sealed revised Final Submittal plans for your use.

The following comments made on February 5, 2016 has been addressed as follows:

1) Zoning Data + Draft Notice:

Zoning data was revised using the City of Miami Beach; Single Family Residential – Zoning Data Sheet.

An additional variance for the additional lot coverage where 30% is allowed and we are requesting 35.55% lot coverage. Due to the sharp angle of the property shape, we would not be able to comply with this requirement.

2) Deficiencies in Architectural Presentation & Application:

We have complied with; a, b (shows property and surrounding streets already), c, d, e (provided originally), f, g (see revised landscaping plan SP-1.3), h (see revised SP-1.2).

3) Zoning Comments:

Please see revised drawings for compliance with c, d, e, f. As stated above we require a variance on g. As stated above we comply with the thresholds shown on h because of the unusual lot shape which are peculiar to the property. Granting of this variance will not affect the harmony with the general intent and purpose of the ordinance.

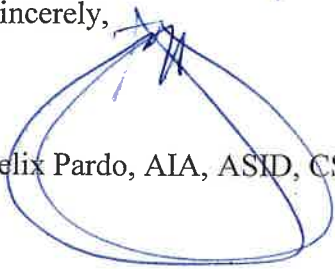
4) Design Comments:

The facade of the home has been revised to further differentiate from the proposed home located at 4173 North Bay Road.

Please contact me if you have any questions.

Sincerely,

Felix Pardo, AIA, ASID, CSI

A handwritten signature in blue ink, appearing to be 'Felix Pardo', is written over a large, loopy blue oval that serves as a background for the signature.