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September 6, 2022

VIA ELECTRONIC DELIVERY

Ms. Deborah Tackett
Chief, Historic Preservation
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**RE: 803 2nd Street - Response Narrative
Historic Preservation Board Application (File No. HPB22-0521)**

Dear Ms. Tackett:

Please accept this letter on behalf of Victor Bared (the “Applicant” and “Owner”) as the narrative response to Staff’s First Submittal Review Comments dated August 26, 2022 in connection with Application HPB22-0521 for the property located at 803 2nd Street in Miami Beach, Florida (the “Property”).

In addition to the revisions made in response to the comments, further refinements have been made to the design of the home that are reflected in the enclosed plans. The height and width of the house have increased to accommodate a mechanical parking lift for two cars that is enclosed within the garage. In order to accommodate the additional height, the rooftop enclosure has been eliminated. Additionally, the driveway gate has been modified with a new gate design.

The Applicant’s responses to the comments are as follows:

1. **ZONING**

- a. The applicant has requested the following variances:
 - i. A variance to reduce by 3,250 sq. ft. the minimum required lot area of 5,750 sq. ft. within the RPS-2 district in order to construct a 3-story single-family residential building on a property with a lot area of $\pm 2,499$ sq. ft.

- ii. A variance to reduce the minimum required lot width of 50.0 feet within the RPS-2 district by 5.37 feet in order to construct a three-story residential building on a property with a lot width of 44.63 feet.
- iii. A variance to reduce by 2'-8" the minimum required side facing a street yard setback of 5'-0" in order to construct a wall at a setback of 2'-4" from the east side property line.

Response: Confirmed.

- b. Sheet A7.00, level 1 diagram: the area to the north of the shaded FAR and adjacent to the parking area is FAR; level 2 diagram: the projecting balconies are not FAR.

Response: Please refer to updated sheet A7.00.

- c. The required parking for a single-family home is 2 spaces. Show two dimensioned parking spaces (8'-6"x18'-0" each) on the site plan.

Response: Please refer to updated sheet A2.01 Level 1 Plan with a mechanical lift for 2 cars.

2. DEFICIENCIES IN PRESENTATION

- a. Sheet A2.01, dimension setback from the east property line to the reconstructed wall.

Response: The dimension is added.

- b. Sheet A2.01, dimension overhang projection into the south side setback (1'-3" max).

Response: The eyebrows were removed.

- c. Sheet A2.02, dimension balcony projections into the east side setback (1'-3" max).

Response: The dimension is added.

- d. Provide heights in NGVD values on floor plans and elevations.

Response: NGVD values are added to the elevation tags.

- e. Sheet A3.00, reconstructed wall note should read "relocated and reconstructed"

Response: The note is updated.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the "reconstructed" wall be located out of the 5' required setback. Further staff recommends further refinement of the elevations so that they more closely resemble the existing wall proportions.

Response: Understood. The second part of the comment is noted to be not applicable by James Seiberling.

- b. Staff recommends further development of the west elevation.

Response: Understood, please see sheets A3.00 - A3.02

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Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. If you should have any questions or require additional information, please call me directly.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive, flowing style.

Tracy R. Slavens, Esq.