

PARDO LAW PLLC

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May 4, 2025

Via Electronic Submittal

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

File No.: DRB25-1095

RE: Narrative Response to Plan Corrections Report (DRB25-1095)

1. DRB – Planning Review – Not Required

Response: N/A

2. DRB – Planning Admin Review

Comment: *Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”*

Response: See **05-04-2025 Application.pdf** (Legal Description has been added to the Application as “Exhibit A”; Application is complete with all pages in order)

Comment: *Email Owners mail labels in Excel*

Response: Owner List in Excel will be emailed

Comment: *Submit checklist – Must include name, signature, and date.*

Response: See **05-04-2025 Checklist.pdf** (Checklist has been submitted)

3. LUB – Planning Landscape Review

Comment: *In addition to the Alexander palms and Traveller's palms proposed in the north and south side yards, provide a denser canopy appropriate for the widths and overhead space provided to effectively screen the new architectural volumes from the existing property to the north and from future development of the southern property.*

Response: See 05-04-2025 Narrative Response Landscape.pdf and 05-04-2025 Landscape.pdf (Landscape Plan has been revised)

4. DRB – Planning Review

Comment: *Please provide the missing architectural set as part of this submittal.*

Response: See 05-04-2025 Plans Architecture.pdf (Architecture Plans included)

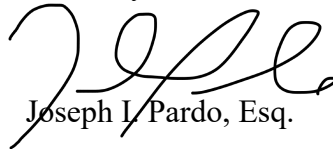
Comment: *LOI: Identify each variance and applicable code section and the amount and percentage of each variance.*

Response: See 05-04-2025 LOI.pdf. The Project requires a variance on Lot 7 to the rear setback. See City Code § 142-156 (setback requirements.. The precise variances are described on the Architectural Plans at A-0.0 (Zoning Data Sheet) and 2.8, 2.09, & 2.10 (Variance Diagrams). The Project satisfies the hardship criteria pursuant to as explained in the enclosure to the LOI. See City Code § 2.8.3 (Hardship Criteria).

Comment: *LOI: Include the cost of estimate under a separate cover or in the letter of intent.*

Response: Owner's current cost estimate is between \$12 - \$15 Million (~\$1,200/ft - \$1,600/ft) and subject to change.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Pardo', written over the printed name 'Joseph L. Pardo, Esq.'.

Joseph L. Pardo, Esq.