



Mr. Nathan Kogon, Assit. Dir. RER

Ms. Darlene Fernandez, Assit. Dir. DWWM

111 NW 1st. street, Miami, Fl. 33128

REFERENCE: Proposed Presidente Supermarket and mixed use Apartment 4 story Complex, located at N.W. 27th. Ave., and 54th. Street, Miami, Fl.

Dear Mr. Kogon and Ms. Fernandez,

PAR Family Enterprise LLC, the owner of the above referenced property, requests approval to eliminate a "New B street", which runs parallel to our property, as in the *Model City New Streets Plan per section 33-284.99-43(f)*. Below are the responses to the applicable conditions.

A. The modification / deletion has been approved by the Director of Public Works and Waste Management Dept. who shall review the proposed modification for traffic and safety issues.

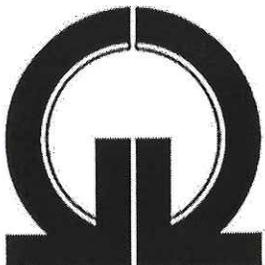
Response: We have met with the Public Works Dept. as part of this ASPR process, and there is no traffic or safety concerns relate to the elimination of the "B" street. Waste Management will be provided by private provider. Trash enclosure location and circulation has been coordinated with County staff as part of the ASPR process.

B. The modification / deletion does not diminish the general size and location of an open space shown in the Designated Open Space Plan.

Response: There is no designated open space assigned by the regulating plans for the subject property.

C. The modification / deletion maintains connectivity to the surrounding area.

Response: This is a single development and connectivity is provided to and remains at N.W. 54th. Street, and N.W. 53rd. street.



D. The modification / deletion enhances pedestrian safety.

Response: Public vehicular traffic is restricted to the perimeter of the proposed development along N.W. 54th. Street and N.W. 53rd. street. Pedestrian safety is enhanced because public vehicular traffic is restricted to the perimeter of the development.

E. The modification / deletion is compatible with the surrounding area.

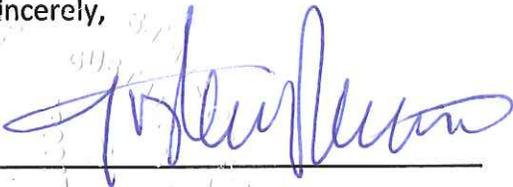
Response: There are existing developments adjoining the subject property, therefore, they do not require any type of connectivity.

F. The modification / deletion allows for the appropriate use of private property.

Response: This is a single mixed-use commercial and multifamily development located on one contiguous property. The property is being developed in accordance with Model City Urban District guidelines.

Thank you, if you have any questions please do not hesitate to contact our office.

Sincerely,



Gustavo J. Ramos, Architect

Nathan Kogon, Assist. Dir. RER

Darlene Fernandez, Assist. Dir. DWWM.

