



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC AND HARD COPY SUBMITTAL

July 10, 2023

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **ZBA23-0152** - Narrative Responses to First Submittal
Comments for the Variance Application for One Non-Use
Variance for Proposed Dock at the Property Located at 2108
N Bay Road, Miami Beach

Comment 1.a. The 'Canal Measurement' sheet needs to be flipped so that North is to the top of the page, and it must show more of the properties for context.

Response: Acknowledged. Please see revised overhead view and canal measurement provided as two separate documents, labelled Part 1 and Part 2.

Comment 1.b. Another sheet is required that shows the property and the proposed structure at a smaller scale so that the entire waterway can be shown along with neighboring properties.

Response: Acknowledged. Please see new sheet labelled S-3.2 contained in Final Submittal package.

Comment 1.c. There appears to be a conflict with the proposed dock and the dock for the property to the south. It is suggested to get a copy of the dock permit for that property in order to accurately show the relationship with the proposed structures.

Response: Acknowledged. Plans and permits for the dock for the property to the south included in Final Submittal package.

Comment 1.d. Please make sure the pdf is formatted for 11x17 printing. Hard copies will be required and may not exceed these dimensions.

Response: Acknowledged. Properly formatted plans in are included in the Final Submittal package.

Comment 1.e. The survey can be of the original size, but folded to not exceed 11"x17".

Response: Acknowledged. Properly formatted survey included in the Final Submittal package.

Comment 1.f. Add "FINAL SUBMITTAL" and ZBA File No. to front cover title for heightened clarity.

Response: Acknowledged. Revised title is included in the Final Submittal package.

Comment 1.g. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Acknowledged. Revised plans are included in the Final Submittal package.