

# PLAN CORRECTIONS REPORT (ZBA17-0036)

<b>PLAN ADDRESS:</b>	3040 Prairie Ave Miami Beach, FL -331403425	<b>PARCEL:</b>	0232270160190
<b>APPLICATION DATE:</b>	02/21/2017	<b>SQUARE FEET:</b>	0
<b>EXPIRATION DATE:</b>		<b>VALUATION:</b>	\$0.00
		<b>DESCRIPTION:</b>	Conversion of Courtyard

CONTACTS	Name	Company	Address
Applicant	Maritza Haro	Bercow Radell and Fernandez	200 S. Biscayne Blvd. 850 Miami, FL 33131
	Mickey Marrero, Esq.	BERCOW, RANDELL & FERNAND	200 S. Biscayne Blvd #850 Miami, FL 33131

<b>Pre-Application Submittal</b>	<b>Version: 1</b>	<b>Date Received: 03/02/2017</b>	<b>Date Completed: 03/02/2017</b>
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1. Planning Department Review - Pass Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

<b>Submittal Intake</b>	<b>Version: 1</b>	<b>Date Received: 05/17/2017</b>	<b>Date Completed: 05/23/2017</b>
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2. Planning Admin Review - Pass Antoinette Stohl Ph: email: AntoinetteStohl@miamibeachfl.gov

3. Planning Department Review - Fail Irina Villegas Ph: email: ivillegas@miamibeachfl.gov
- Comments: Comments issued on 05/18/2017
1. Provide a narrative responding to staff comments.  
**Provided herein. Applicant responses are bolded.**
  
  2. Provide an enlarged colored aerial showing name of streets and identify project site.  
**Enlarged color aerial has been provided on Sheet A2 of the plans.**
  
  3. Lot coverage shall be revised. Provide a floor plan with shaded areas clearly showing what is counted in calculations.  
**A floor plan with shaded areas has been provided on Sheet A4 and lot coverage calculations have been revised accordingly.**
    - a) Areas of the ground floor terrace that exceed 10' from the building walls count in lot coverage. **Comment has been noted and incorporated into the plans.**
    - b) The 400 sf of area discounted from the garage cannot be discounted as originally constructed. The entire garage structure shall count, as per the current zoning regulations. **Comment has been noted and incorporated into the plans.**
    - c) Include area of the new addition. **Comment has been noted and incorporated into the plans.**
  
  4. Unit size shall be revised. Provide a floor plan with shaded areas clearly showing what is counted in calculations.  
**Unit size calculation has been revised and a floor plan with shaded areas provided on Sheet A7.**
    - a) Provide garage area. Up to 500 sf of garage area can be discounted from the unit size. **Comment has been noted and incorporated into the plans.**
  
  5. Building permit plans provided as a reference are not the final original plans. Provide copy of the BMS0400006 that shows the addition of a second floor portion on the north side. **Permit plans for BMS0400006 are attached hereto under separate cover.**
  
  6. Zoning legend shall be with the department format. **City of Miami Beach zoning legend has been provided on Sheet A7.**
  
  7. Revise information regarding unit size and lot coverage in letter of intent. Clearly indicate the two variances requested. **Letter of intent has been revised in accordance with the revised plans.**
  
  8. Provide current color photographs, min 4"x 6" of the exterior of the house including all yards. No more than 4 photographs per page. Include a key plan and indicate photo reference. **Current color photographs have been provided on Sheet A4, A5 and A6 of the revised plans.**
  
  9. Revised drawings and documents addressing staff comments must be received thru CAP on May 25, 2017 in order to be placed on the July 14 agenda.
  
  10. Staff will advise the applicant on May 30 if the application can move forward for the July 14 agenda.