

City of Miami Beach

Project Location: 1455 Ocean Dr., Miami Beach, Florida 33139
Project Description: Il Villaggio Condominium Canopy #3 Structure
Process number: HPB24-0611

April, 3rd 2024

Revision 1

HPB Comments

I. VARIANCE REQUESTS

The applicant is requesting the following variance:

1. A variance to reduce by X.XX feet the required side facing a street setback of 49.35 feet in order to provide a new freestanding canopy structure at a setback of X.XX feet from the north side property line.

Response: the non-conforming canopy setback is at 41.89' from the northernmost property line and 6.86' from the closets one.

2. The required side setback is 15% of the lot width plus 5' ($295.7' \times .15 = 44.35' + 5' = 49.35'$). The required north side setback is offset 49.35' from all portions of the north side property line, not just the northernmost portion. Please revise the setback diagram and provide a dimension from the closest point of any portion of the canopy to the closest point of the north side property line in order to determine the proposed north side setback.

Response: The site plan was revised to show the north setback of 49.35' from both existing property lines stagger conditions. See setback dimensions on plan for both conditions.

3. Provide a proposed site plan detail similar to the existing site plan on sheet A-101 on the same sheet for comparison. Provide the setback from the north property line to the closest portion of the canopy.

Response: See revised sheet A-101 with partial existing and proposed site plan. We moved the canopy drawings from A-101 to a new A-102.

