



BOARD OF ADJUSTMENT NUMBER: BOA-ZBA25-0179
PLAN ADDRESS: 3741 ROYAL PALM AVENUE, MIAMI BEACH, FL 33140
APPLICATION DATE: 03.03.25
PARCEL: 0232270170880
DESCRIPTION: VARIANCE FOR TERRACE ENCLOSURE.

Narrative Responses:

1. Planning Department Review

Provide the difference between the maximum unit size and proposed unit size on page A-1.2.

Response: The maximum unit size permitted is 5,625 SF, which equates to 50% of the lot area. The proposed unit size is 6,089.54 SF, representing 54.13% of the lot area. This results in an increase of 464.54 SF beyond the allowable limit. Please refer to page A-1.2.

Provide the difference between the maximum lot coverage and proposed lot coverage on page A-1.1.

Response: The maximum lot coverage permitted is 3,375 SF, which accounts for 30% of the lot size. The proposed lot coverage is 4,023.05 SF, representing 35.76% of the lot size. This results in an increase of 648.05 SF beyond the allowable limit. Please refer to page A-1.1.

Best Regards,

Manuel D. Fernandez, AIA
AR95601