



### BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

FRIDAY, DECEMBER 4, 2009

9:00 A.M.

CITY COMMISSION CHAMBERS, THIRD FLOOR  
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

#### A. EXTENSIONS OF TIME

1. FILE NO. 3349      **ALAN LIEBERMAN**  
318 20<sup>TH</sup> STREET  
LOTS 1,2 & 3, BLOCK "F" OF  
"MIAMI BEACH IMPROVEMENT CO. SUB."  
PLAT BOOK 5, PG 7;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the renovation of the existing 3-story hotel and the construction of a new 4-story hotel structure:

Condition number 5 of the Order dated June 6, 2008, requires that a full building permit for the project be obtained on or before December 6, 2009, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by December 6, 2010.

**CONTINUED TO THE JANUARY 15, 2010 MEETING.**

#### B. CONTINUED CASE

2. FILE NO. 3425      **SCOTT & DEBORAH ROBINS**  
1800 W 24<sup>TH</sup> STREET  
LOTS 3 AND 4, BLOCK 3F,

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**DECEMBER 4, 2009**

**OF 3<sup>RD</sup> REVISED PLAT OF SUNSET ISLANDS,  
PLAT BOOK 40, PG 8;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to place a carport at the front of the residence, facing W 24<sup>th</sup> Street:

1. A variance to waive all of the minimum required front yard setback of 18" from the front property line, in order to build the carport up to the front property line, facing W 24<sup>th</sup> Street. (~~The proposed carport overhang will encroach 5'-0" into the right-of-way, if permitted by Public Works Department).~~
2. ~~A variance to exceed by 8" the maximum size permitted for a carport of 20'x20' in order to build a carport of 20'-8" x 20'.~~
3. ~~A variance to exceed by 1'-10 1/4" the maximum permitted carport height of 10'-0" in order to build a carport of 11'-10 1/4" as measured from grade to the highest point.~~

***CONTINUED TO THE JANUARY 15, 2010 MEETING.***

**C. NEW CASES**

3. **FILE NO.3431**      **MARSHALL COLBURN  
421 EAST DILIDO DRIVE  
LOT 19, BLOCK 5, "OF DILIDO ISLAND",  
PLAT BOOK 8, PG 36;  
MIAMI-DADE COUNTY, FLORIDA**

***CONTINUED TO THE JANUARY 15, 2010 MEETING.***

4. **FILE NO.3443**      **COMRAS COMPANY OF FLORIDA, INC. AS THE  
LEASING AGENT FOR BENTLEY BAY BOYS, LLC.  
520 WEST AVENUE  
MIAMI BEACH, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE CONTACT  
THE PLANNING DEPARTMENT)**

***CONTINUED TO THE JANUARY 15, 2010 MEETING***

5. **FILE NO. 3445**      **ILANA K. REICH  
3437 PRAIRIE AVENUE  
LOT 17, BLOCK 49, OF ORCHARD**

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**SUBDIVISIONS NO. 2 AND 3,  
PLAT BOOK 8, PG 116;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following after-the-fact variances in order to retain the existing gazebo at the rear of the single family residence:

1. A variance to waive 2'-5" of the minimum required interior side yard setback of 7'-6" in order to retain the gazebo at 5'-1" from the north property line.
2. A variance to waive 7" of the minimum required rear yard setback of 7'-6" in order to retain the existing gazebo at 6'-11" from the rear property line.

**CONTINUED TO THE JANUARY 15, 2010 MEETING**

**D. NEXT MEETING DATE**

January 15, 2010

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*In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.*

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**MIAMIBEACH**

PLANNING DEPARTMENT

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**FLOOD PLAIN MANAGEMENT BOARD**  
**AFTER ACTION REPORT**

**FRIDAY, DECEMBER 4, 2009**

**HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING**

City Hall - 1700 Convention Center Drive, Commission Chambers - Third Floor  
Miami Beach, Florida 33139

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**DECEMBER 4, 2009**

1. **FILE NO. FP09-09**                      1600 LENOX INVESTORS, LLC.  
1600 LENOX AVENUE  
LOT 1, BLOCK 46,  
OF "COMMERCIAL SUBDIVISION",  
PLAT BOOK 6, PG 5;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structure.

**APPLICANT REQUESTED CONTINUANCE TO THE JANUARY 15, 2010 MEETING.**

2. **FILE NO. FP09-10**                      GUESS?, INC.  
736 COLLINS AVENUE  
LOT 4, BLOCK 33,  
OCEAN BEACH FLA., ADDITION NO. 1,  
PLAT BOOK 3, PG 11;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structure.

**APPROVED.**

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