



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, AUGUST 6, 2010

9:00 A.M.

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

A. PROGRESS REPORT

1. FILE NO. 3370 PLAZA HOTEL, LLC.
418-422 & 426 MERIDIAN AVENUE
LOT 3-4, BLOCK 75 OF OCEAN BEACH ADDITION
NO. 3, PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the approval of a modification/extension of time granted on November 6 2009, regarding the construction of a new, four-story structure. The progress report is required to address possible violations of the conditions of the variance order.

PROGRESS REPORT DUE IN JANUARY 2011.

2. FILE NO. 3379 PROJECT MADISON, LLC.
304-312 OCEAN DRIVE
LOT 8, LESS THE SOUTHEASTERLY
15 FEET THEREOF, IN BLOCK 4,
OF OCEAN BEACH, FLORIDA,
PLAT BOOK 2, PG 38, MIAMI-DADE COUNTY,
FLORIDA AND LOT 7, LESS THE EASTERLY 12
FEET THEREOF, IN BLOCK 4, OF OCEAN BEACH,
FLORIDA, PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA

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The applicant will present a progress report associated with a modification/extension of time granted on June 4, 2010, regarding the construction of a rooftop addition on the existing building facing 3rd Street and a new 3-story structure at the north side of the property. The progress report is required to address possible violations of the conditions of the variance order.

PROGRESS REPORT DUE IN 60 DAYS (OCTOBER 8, 2010).

B. CONTINUED CASES

3. **FILE NO.3456** **ADAN BELTRAN**
8143 HARDING AVENUE
LOT 6 LESS THE WEST 2.50' FEET
THEREOF, IN BLOCK 1, OF "PLAT OF
HAYNSWORTH BEACH SUBDIVISION,
PLAT BOOK 41, PG 2;
MIAMI-DADE COUNTY, FLORIDA

This case was continued at the May 7, 2010 meeting. The applicant is requesting the following variances in order to build a three-story plus rooftop terrace, six-unit residential building:

1. A variance to waive 211 s.f. of the minimum required lot size of 5,600 s.f. in order to build on a platted lot of 5,389 s.f.
2. A variance to waive a range between 9'-6" and 14'-5" of the minimum required front yard setback of 20'-0" in order to build at 10'-6" from the front property line facing Harding Avenue and at 5'-7" at the curved portion of the lot.
3. A variance to waive all of the minimum rear parking setback of 5'-0" in order to provide parking up to the rear property line.
4. A variance to waive 6'-0" of the minimum required rear pedestal setback of 11'-0" in order to build the east façade of the building at 5'-0" from the rear property line.
5. A variance to exceed by 2'-9 1/2" the maximum permitted allowable projection into the required side yard facing the street of 1'-10 1/2" in order to project 4'-8" facing 82nd Street.

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6. A variance to exceed by 5'-0 1/2" the maximum permitted allowable projection into the required side yard facing the street of 2'-7 1/2" in order to project 7'-8" with the stairs facing Harding Avenue.

APPROVED.

4. **FILE NO. 3463** **MCZ / CENTRUM FLAMINGO III, LLC.**
1504 BAY ROAD
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)

This case was continued at the June 4, 2010 meeting. The applicant is requesting the following variance in order to build a perimeter fence and gate facing west:

1. A variance to exceed by 2'-0" the maximum permitted fence and gate height of 5'-0" in order to build a perimeter fence and gate at 7'-0" high facing west (waterway).

APPROVED WITH ADDITIONAL CONDITION.

5. **FILE NO. 3466** **SHERRY FRONTENAC RESORT, INC.**
6565 COLLINS AVENUE
AMD PL OF 2ND OCEAN FRONT SUB.
LOTS 40-41-42 INC. BLOCK 1,
PLAT BOOK 28, PG 28;
MIAMI-DADE COUNTY, FLORIDA

This case was continued at the July 12, 2010 meeting. The applicant is requesting the following variances in order to permit the construction of cabanas along the north and south sides and at the rear of the existing hotel:

1. A variance to waive 61'-10" of the required rear yard pedestal setback of 66'-7" in order to provide 4'-9" from the Bulkhead line to the edge of the new access stairs and cabanas at the pedestal level.
2. A variance to waive 18'-11" of the required 24'-0" interior side yard setback in order to provide 5'-1" from the south property line to the south face of the cabanas.

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3. A variance to waive 19'-3" of the required 24'-0" interior side yard setback in order to provide 4'-9" from the north property line to the north face of the cabanas.
4. A variance to exceed by 4'-1" the maximum allowable balcony projection of 1'-4" in order to build a balcony that projects 5'-4" up to the rear property line
5. A variance to waive 10'-3" (north side), 9'-11" (south side) of the minimum required interior side yard setback at the north and south sides of 15 feet from a side lot line and to waive 5'-3" of the minimum required 10 foot setback from the bulkhead line in order to build the access stairs and cabanas at 4'-9" (north side), 5'-1" (south side) from the interior property lines and at 4'-9" from the rear property line.
6. A variance to waive 13% of the minimum lot coverage of 50% of the required rear yard to be landscaped and open to the sky in order to provide 37% lot coverage.
7. A variance to waive 36.5% of the required 50% of the required rear yard setback as open and unencumbered view corridor, from the erosion control line to the rear setback line in order to provide 13.5%.

DEFICIENT APPLICATION.

C. NEW CASES

6. **FILE NO.3454** **LUIS MEDERO**
230 W. SAN MARIINO DRIVE
LOT 1, BLOCK 2, OF "PLAT OF SAN MARINO"
PLAT BOOK 9, PG 22;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to build a one-story and a two-story addition to an existing one-story single family residence:

1. A A variance to waive 5'-4" of the minimum required side yard facing the street setback of 15'-0" in order to build one-story addition (new entry and porch) at 9'-8" from the south property line, following the existing building line and facing Venetian Way.

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- B. A variance to waive 2'-0" of the minimum required side yard facing the street setback of 15'-0" in order to build a two-story addition (stairs) at 13'-0" from the south property line, facing Venetian Way.
 - C. A variance to waive 5'-0" of the minimum required side yard facing the street setback of 15'-0" in order to build a two-story addition (terrace and support columns at ground floor, master bedroom and balcony at 2nd floor) at 10'-0" from the south property line, following the existing building line and facing Venetian Way.
2. A variance to waive 2'-6" of the minimum required interior side yard setback of 7'-6" in order to place an emergency generator at 5'-0" from the north property line.

APPROVED.

7. **FILE NO. 3469** **GEORGE CROSBY**
5473 NORTH BAY ROAD
LOT 3; BLOCK 12, OF LA
GORCE GOLF SUBDIVISION,
PLAT BOOK 14, PG 43;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to a one story addition to an existing two-story residence.

1. A variance to waive 10'-5 3/8" of the minimum required rear yard setback of 20'-0" in order to build a one-story addition, connecting the main house to an existing accessory building located at 9'-6 5/8" from the rear property line.

APPROVED.

8. **FILE NO. 3470** **SHELBORNE ASSOCIATES, A FLORIDA**
GENERAL PARTNERSHIP, COSTELLO
INVESTMENTS, INC., SHELBORNE OCEAN
BEACH HOTEL CORP., AND BEACH GROUP III,
LLC. / 1801 COLLINS AVENUE
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPT.)

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The applicant is requesting the following variances in order to renovate the existing building.

1. A variance to waive 6'-10" and 6'-4" of the minimum required side yard facing the street pedestal setback of 8'-1" in order to build two open stairs, the southwest stair at 1'-3" from the south property line and the southeast stair at 1'-9" from the south property line.
2. A variance to waive 14'-11" of the required pedestal sum of the side yards of 16'-2" in order to provide 1'-3" as the sum of the side yards.
3. A variance to exceed by 13'-4" of the maximum permitted encroachment within the front yard of 5'-0" in order to provide an accessibility ramp encroaching 18'-4" into the front yard, (1'-8" from the front property line).
4. A variance to exceed by 3'-2" of the maximum permitted encroachment of 1'-3" in order to provide a roof overhang that projects up to the south property line.
- ~~5. A variance to waive 6'-3" of the minimum required side facing the street pedestal setback of 8'-1" in order to locate the backflow prevention equipment at 1'-10" from the south property line.~~

Variance withdrawn at the hearing.

6. A variance to waive 3'-5" of the required interior side pedestal setback of 8'-1" in order to build an addition at the northeast corner of the building, following the existing building line, at 4'-8" from the north property line.
7. A variance to waive 38'-11" of the required rear pedestal setback of 129'-0" in order to build access stairs at the northeast side of the property at 90'-1" from the rear property line (erosion control line).
8. A variance to allow a permissible main use sign along Collins Avenue to be utilized as an accessory use sign, with copy to be determined (Retail Signage).
9. A variance to allow a permissible main use sign along 18th Street to be utilized as an accessory use sign, with copy to be determined (Retail Signage).
10. A variance to relocate a permissible main use sign from the Oceanfront to the south side, facing 18th street and to be utilized as an accessory use monument sign with copy "Studio".

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11. A variance to waive 6'-10" of the minimum required side yard facing the street of 10'-0" in order to build a monument sign with copy "Studio" at 3'-2" from the south property line.

APPROVED WITH ADDITIONAL CONDITIONS

D. NEXT MEETING DATE

September 1, 2010

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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MIAMI BEACH

PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION REPORT

FRIDAY, AUGUST 6, 2010

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

1. **FILE NO. FP10-08** **M.B.C.D.C.**
1965-1975 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)

The applicant is requesting a variance to waive the minimum required

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base flood plain elevation for the existing structure.

APPROVED.

2. **FILE NO. FP10-09** **CITY OF MIAMI BEACH –CIP DEPARTMENT
225 WASHINGTON AVENUE
PORTION OF LOT 11 AND 12, BLOCK 8,
OCEAN BEACH FLA,
PLAT BOOK 2, PAGE 38;
MIAMI-DADE COUNTY, FLORIDA**

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

APPROVED.

3. **FILE NO. FP10-10** **SCOTT BEATTIE
230 EAST RIVO ALTO DRIVE
LOTS 5, 6 AND 7, , BLOCK 8,
PLAT OF RIVO ALTO;
PLAT BOOK 7, PG 74;
MIAMI-DADE COUNTY, FLORIDA**

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

APPROVED WITH MODIFIED CONDITION.

4. **FILE NO. FP10-11** **MICHAEL AND SHARON BUDWICK
1400 NORTH VIEW DRIVE
LOT 5, BLOCK I-D, “3RD REVISED
PLAT OF SUNSET ISLANDS;
PLAT BOOK 40, PG 8;
MIAMI-DADE COUNTY, FLORIDA**

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

APPROVED.

5. **FILE NO. FP10-12** **DAMIAN AND RACHEL NARVAEZ
1244 MICHIGAN AVENUE**

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**THE SOUTH ONE HALF OF LOT 2 AND THE
ALL OF
LOT 3, BLOCK 95, "OCEAN BEACH FLA.
ADDITON NO. 3", PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

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

APPROVED WITH MODIFIED CONDITION.

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