



**BOARD OF ADJUSTMENT**

**AFTER ACTION**

**FRIDAY, JUNE 7, 2013**

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

**A. CONTINUED CASES**

- 1. File No. 3625**  
**The Mimosa, LLC**  
**6525 Collins Avenue**

**Case withdrawn by applicant**

This case was continued at the April 5, 2013 meeting. The applicant is requesting the following variances in order to permit the renovation of an existing three (3) story historic hotel and a new nine (9) story addition with a total of 69 hotel and condo units:

1. A variance to waive 2' – 6" of the minimum required 7' – 6" south interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the south property line.
2. A variance to waive 2' – 6" of the minimum required 7' – 6" north interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the north property line.
3. A. A variance to permit the relocation of a permissible business flat sign from the ground floor level facing the Atlantic Ocean (east) to be placed on the building parapet wall of the new tower facing Collins Avenue (west).  
  
B. A variance to exceed by 33.30 square feet from the maximum permitted 10 square feet flat business sign allowed at ground level facing the Atlantic Ocean to be 43.30 square feet.

- 2. File No. 3627**  
**Roshtov 909, LLC**  
**909 Collins Avenue**

This case was continued at the May 3, 2013 meeting. The applicant is requesting the following variance in order to permit off-site parking in lieu of paying a parking impact fee:

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

1. A variance to exceed by 307 feet the maximum permitted distance of 1,200 feet between an establishment that has a parking requirement and the off-site parking facility providing the required parking in order to provide parking at 1,507 feet from the establishment.

**Case continued by applicant to the August 2, 2013 meeting.**

**3. File No. 3630  
JJ Allen Miami, LLC  
300 East San Marino Drive**

This case was continued at the May 3, 2013 meeting. The applicant is requesting the following variances in order to permit the construction of a one-story addition within the required rear yard and a swimming pool within the required front yard:

1. A variance to waive 10'-0" of the required 20'-0" minimum front yard setback for a swimming pool and its associated deck in order to build the pool deck at 10'-0" at its closest point to the southwest corner of the lot, facing East San Marino Drive and 3<sup>rd</sup> San Marino Terrace.
2. A variance to waive 12'-6" of the minimum required rear yard setback of 20'-0" in order to build a one-story addition at 7'-6" from the rear property line.

**Approved**

**4. File No. 3631  
CMB-Flamingo Park Tennis Center  
1200 Meridian Avenue**

This case was continued at the May 3, 2013 meeting. The applicant is requesting the following variance in order to place a projecting sign:

1. A variance to exceed by 85 s.f. the maximum permitted size of a projecting sign of 15 s.f. in order to provide a 100 s.f. projecting sign.

**Case continued by applicant to the August 2, 2013 meeting.**

**B. NEW CASES**

**5. File No. 3633  
Santa Barbara Apts., LLC  
230 20<sup>th</sup> Street**

The applicant is requesting the following variance in order to permit the renovation of the existing guest rooms:

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

1. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 31 hotel units at less than 300 s.f (the smallest at 192 s.f., 89% of units) and 4 hotel units exceeding 335 s.f. (11% of units)

**Approved**

6. **File No. 3634**  
**William C. and Phyllis I. Taylor**  
**2095 Lake Avenue, Sunset Island 4**

The applicant is requesting the following variance in order to permit the construction of a 1-story garage addition to an existing 2-story single family home:

1. A variance to waive 5'-0" of the minimum required front yard setback of 20'-0" in order to build a 1-story garage addition at 15'-0" from the front property line.

**Case continued by applicant to the July 12, 2013 meeting.**

7. **File No. 3635**  
**First Herbshire, LLC**  
**1525 Euclid Avenue**

The applicant is requesting the following variance in order to retain the existing undersized units within a building:

1. A variance to waive 76.3 s.f. of the minimum required apartment size of 400 s.f. in order to retain 4 apartments at 323.7 s.f.

**Approved**

8. **File No. 3637**  
**Jonathan B. and Stacey G. Chopp**  
**4477 Sheridan Avenue**

The applicant is requesting the following variance in order to build a 2-story addition to the existing 1-story single family home:

1. A variance to exceed by 10.7% the permitted lot coverage of 30% for a 2 story home in order to increase the lot coverage to 40.7%.

**Approved with modification to the request and additional condition**

9. **File No. 3638**  
**South Beach Heights I, LLC; 500 Alton Road Ventures, LLC; and 1220 Sixth, LLC**

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

**“600 Alton” (500, 517, 520, 522, 530, 550, 630 and 650 Alton Road; 1220 6<sup>th</sup> Street; 525 and 541 West Avenue)**

The applicant is requesting the following variances in order to permit the construction of a new mixed-use project:

**Variances for 500 Alton:**

1. A variance to waive all of the required 18” of setback from the drive to a column, in order to build a column at the edge of the parking space.
2. A variance to exceed by 15'-0” the maximum and minimum required side yard facing the street pedestal setback of 0'-0” in order to build at 15'-0” from the side facing the street, facing 6<sup>th</sup> Street (at first level, commercial).
3. A variance to exceed by 52'-0” the maximum and minimum required side yard facing the street pedestal setback of 0'-0” in order to build at 52'-0” from the side facing the street, facing 5<sup>th</sup> Street (at first level, commercial).
4. A variance to exceed by 19'-4” the maximum and minimum front yard pedestal setback of 0'-0” in order to build at 19'-4” from the front property line, facing Alton Road (at first level, commercial).
5. A variance to exceed by 19'-3” the maximum and minimum front yard pedestal setback of 0'-0” in order to build at 19'-3” from the front property line, facing West Avenue (at first level, commercial).
6. A variance to exceed by 10'-0” the maximum and minimum required side yard facing the street pedestal setback of 5'-0” in order to build at 15'-0” from the side facing the street, facing 6<sup>th</sup> Street (at residential/hotel levels).
7. A variance to exceed by 41'-6 ½” the maximum and minimum required side yard facing the street pedestal setback of 5'-0” in order to build at 46'-6 ½” from the side facing the street, facing 5<sup>th</sup> Street (at residential/hotel levels).
8. A variance to exceed by 8'-6” the maximum and minimum front yard pedestal setback of 5'-0” in order to build at 13'-6” from the front property line, facing Alton Road (at residential/hotel levels).
9. A variance to exceed by 9'-0” the maximum and minimum front yard pedestal setback of 5'-0” in order to build at 14'-0” from the front property line, facing West Avenue (at residential/hotel levels).
10. A variance to waive 36'-6” of the minimum required front yard tower setback of 50'-0” in order to build the tower portion of the building at 13'-6” from the front property line, facing Alton Road.
11. A variance to waive 36'-0” of the minimum required front yard tower setback of 50'-0” in order to build the tower portion of the building at 14'-0” from the front property line, facing West Avenue.

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

**Variances for 600 Alton:**

12. A variance to waive all of the required 18" of setback from the drive to a column, in order to build a column at the edge of the parking space.
13. A variance to waive 6'-6" of the minimum required pedestal front yard setback of 20'-0" in order to retain the existing structure at 13'-6" from the front property line, facing Alton Road, (at the residential/hotel levels).
14. A variance to waive 19'-9" of the minimum required pedestal side yard facing the street setback of 34'-9" in order to retain the existing structure at 15'-0" from the side facing the street, facing 6<sup>th</sup> Street, (at the residential/hotel levels).
15. A variance to waive 25'-0" of the minimum required pedestal sum of the side yards of 69'-6" in order to provide a sum of the side yards of 44'-6", (at the residential/hotel levels).
16. A variance to waive 6'-6" of the minimum required front yard setback required of 20'-0" in order to build the pedestal level at 13'-6" from the front property line, facing Alton Road
17. A variance to waive 5'-3" of the minimum required interior side yard pedestal of 34'-9" in order to build at 29'-6" from the northeast interior side yard property line
18. A variance to waive 19'-9" of the minimum required side yard facing the street setback of 34'-9" in order to build the pedestal level at 15'-0" from the south property line, facing 6<sup>th</sup> Street (at the residential/hotel levels).
19. A variance to waive 26'-6" of the minimum required front tower setback of 50'-0" in order to retain the existing tower portion at 23'-6" from the front property line facing Alton Road.
20. A variance to waive 17'-8" of the minimum required tower side yard facing the street setback of 34'-9" in order to retain the existing building at 17'-1" from the property line facing 6<sup>th</sup> Street.
21. A variance to waive 25'-0" of the minimum required sum of the side yards at the tower level of 69'-6" in order to provide a sum of the side yards of 44'-6" at the tower level.
22. A variance to exceed by 3'-0" the maximum permitted height of 50'-0", measured from grade to top of main roof, in order to build at 53'-0" in height
23. A variance to waive 5'-7 ½" of the minimum required interior side yard tower setback of 35'-0 ½" in order to provide the interior side setback at the tower levels at 29'-5" from the northeast property line.
24. A variance to waive 19'-9" of the minimum required side yard facing the street tower setback of 34'-9" in order to provide the side setback at the tower level at 15'-0" from the property line facing 6<sup>th</sup> Street.

**Approved**

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

**10. File No. 3639**

**300 – 17 Investment, LLC  
300 17<sup>th</sup> Street**

The applicant is requesting the following variances in order to permit the renovation of the existing building and the construction of a rooftop addition:

1. A variance to waive 2'-8" of the required side yard facing the street pedestal setback of 7'-6" in order to build a portion of the 3<sup>rd</sup> floor at 4'-10" from the north property line, facing 17<sup>th</sup> Street.
2. A variance to waive all of the minimum required side yard facing a street pedestal setback of 7'-6" in order to build spas for each unit up to the north property line, facing 17<sup>th</sup> Street.
3. A variance to waive 2'-5" of the minimum required interior side yard pedestal setback of 7'-6" in order to build the pedestal level at 5'-1" from the south property line, following the existing building line and inclusive of the 3<sup>rd</sup> floor addition.
4. A variance to waive 9'-10" of the minimum required rear yard pedestal setback of 15'-0" in order to build the pedestal level at 5'-2" from the rear property line, following the existing building line, inclusive of 3<sup>rd</sup> floor addition.
5. A variance to exceed the allowable hours of operation of the proposed accessory outdoor bar counter from 6:00 AM until 2:00 AM.

**Approved**

**11. File No. 3641**

**AR Espanola, LLC  
432 Espanola Way**

The applicant is requesting the following variances in order to sell beer and wine at a restaurant:

1. A variance to waive 222 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for on-premise consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer and wine with a distance of 78 feet to the school.
2. A variance to waive 18 seats of the minimum requirement of thirty (30) seats for a 12 seat restaurant to serve beer and wine for consumption on the premises.

**Approved**

**C. APPEAL**

**12. File No. 3640**

**Dr. Leonard Hochstein  
42 Star Island**

**Case withdrawn by applicant**

**BOARD OF ADJUSTMENT AFTER ACTION  
JUNE 7, 2013**

The applicant is appealing a determination made that the Historic Preservation Board application No. 7351 was properly filed and complete.

**D. NEXT MEETING DATE**

July 12, 2013

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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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**MIAMI BEACH**

**PLANNING DEPARTMENT**

**FLOOD PLAIN MANAGEMENT BOARD  
AFTER ACTION**

**FRIDAY, JUNE 7, 2013**

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

**A. APPEAL**

1. **FP13-02  
Claremont Partners, LLC  
1700 Collins Avenue**

**Continued to the July 12, 2013 meeting**

The applicant is appealing to the Floodplain Management Board the decision of the Building Director/designee to require the Project to attain a variance from the Floodplain Management ordinance if, at any time during the project's duration, the Building Department makes a determination that the Project cost exceeds the cost basis set forth in the definition of substantial improvement as defined in Section 54-35 of the City Code.

**B. DISCUSSION ITEM**

This case was continued at the May 3, 2013 meeting. Discussion on amending of Floodplain Management City Code provisions in Chapter 54 that has been requested by Federal Emergency Management Agency (FEMA): An ordinance of the Mayor

**BOARD OF ADJUSTMENT AFTER ACTION**  
**JUNE 7, 2013**

and City Commission of the City of Miami Beach, Florida, amending the Code of the City of Miami Beach, by amending Chapter 54, entitled "Floods," by amending Article II, entitled "Floodplain Management," by amending Division 1, entitled "Generally," and by amending Division 4, entitled "Provisions for Flood Hazard Reduction"; providing for repealer, severability, codification, and an effective date.

**Continued to the August 2, 2013 meeting**

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