



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, AUGUST 2, 2013

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

A. CONTINUED CASES

1. **File No. 3620**
Atlantiqua, LLC
245 30th Street

The applicant is requesting the following variances in order to permit construction of a new 4-story plus ground parking residential building:

1. A variance to waive 15'-0" of the minimum required front pedestal setback of 20'-0" in order to build the building at 5'-0" from the front property line.
2. A variance to waive 10'-0" of the minimum required two-way drive aisle of 22'-0" in order to build the drive aisle with a width of 12'-0".
3. A variance to waive 2'-6" of the minimum interior side pedestal setback of 7'-6" in order to build the structure at 5'-0" from the east property line.
4. A variance to waive 2'-6" of the minimum interior side pedestal setback of 7'-6" in order to build the structure at 5'-0" from the west property line.
5. A variance to waive 2'-6" of the minimum required setback of 7'-6" from an interior property line to the elevated spas, in order to build them at 5'-0" from the east property line.
6. A variance to waive 5'-0" of the minimum required front yard setback of 20'-0" in order to build the elevated spas at 15'-0" from the front property lines.
7. A variance to waive 28'-10 1/2" of the minimum required front tower setback of 33'-10 1/2" in order to build the tower portion of the structure at 5'-0" from the front property line.
8. A variance to waive 3'-10 1/2" of the minimum required interior side tower setback of 8'-10 1/2" in order to build the tower portion at 5'-0" from the west property line.

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9. A variance to waive 6'-8" of the minimum required rear tower setback of 15'-0" in order to build the tower at 8'-4" from the rear property line.
10. A variance to waive 1'-8" of the minimum required rear pedestal setback of 10'-0" in order to build the rear stairs at 8'-4" from the rear property line.
11. A variance to waive 6" of the minimum required parking stall width of 8'-6" in order to provide parking stalls with a width of 8'-0".
12. A variance to waive a range between 2'-0" and 3'-8" of the minimum required parking stall length of 18'-0" in order to provide parking stalls with a length ranging from 16'-0" to 14'-4".
13. A variance to waive 9'-0" of the minimum required two-way interior drive aisle of 22'-0" in order to build the drive aisle with a width of 13'-0" to the face of the columns.

Approved

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

Case has been withdrawn by applicant.

The applicant is requesting the following variance in order to permit off-site parking in lieu of paying a parking impact fee:

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.

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

The applicant is requesting the following variance in order to place a projecting sign:

1. A variance to exceed by ~~85~~ 75 s.f. the maximum permitted size of a projecting sign of 15 s.f. in order to provide a ~~400~~ 90 s.f. projecting sign.

Approved

B. NEW CASES

4. **File No. 3645**
Boos Development Group, Inc.
1475 Collins Avenue

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The applicant is requesting the following variances in order to permit the construction of a new two-story CVS retail store:

1. A variance to waive all of the minimum required 20'-0" front pedestal setback in order to build the structure up to the west property line, facing Collins Avenue.
2. A variance to waive the requirement of having one open courtyard, 10 feet in width and a minimum area of three square feet for every linear foot of lot frontage (302.4 s.f.), facing Collins Avenue.
3. A variance to waive all of the required side yard facing the street pedestal setback of 15'-2" in order to build the structure up to the north property line, facing 15th Street.

Continued to September 9, 2013 meeting

5. **File No. 3647**
Sweet Liberty Brothers, LLC
237 20th Street

Case has been withdrawn by applicant

6. **File No. 3648**
Chisholm Properties South Beach, Inc.
1717 Collins Avenue

The applicant is requesting a variance in order to place signage for the existing hotel:

1. A variance to waive 5'-0" of the minimum required front yard setback of 10'-0" in order to place a monument sign at 5'-0" from the front property line.
7. **File No. 3649**
Berkeley Shore, LLC
1610 Collins Avenue

Continued to September 9, 2013 meeting

C. APPEAL

8. **File No. 3646**
The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland
5937-5959 Collins Avenue

Applicant requested continuance to the October 4, 2013 meeting.

The applicant is appealing an administrative decision regarding the types of uses permitted on the pool deck of the Bath Club.

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D. NEXT MEETING DATE

Monday, September 9, 2013

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

FLOOD PLAIN MANAGEMENT BOARD

AFTER ACTION REPORT

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A. DISCUSSION ITEM

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 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.

Item discussed and moved that the definition of substantial improvement as listed on Page 4 of Chapter 54, the last sentence be stricken with reference to the alteration of historic structures and, in addition, moved that Section 54-57 be reinstated.

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