



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FRIDAY, DECEMBER 6, 2013
9:00 A.M.

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

A. CONTINUANCES / WITHDRAWALS

1. File No. 3645
Boos Development Group, Inc.
1475 Collins Avenue
No action required. The application was re-noticed for the January 10, 2014 meeting.
2. File No. 3649
Berkeley Shore, LLC
1610 Collins Avenue
No action required. The application was re-noticed for the January 10, 2014 meeting.
3. File No. 3650
Christian de Berdouare and Jennifer Valoppi
5750 North Bay Road
Applicant requested continuance to the January 10, 2014 meeting –Urquiza/Rosenfeld 6-0.
4. File No. 3661
Deauville Hotel
6701 Collins Avenue
Applicant requested continuance to the January 10, 2014 meeting –Rosenfeld/Urquiza 6-0.
5. File No. 3667
Starboard Florida IV, LLC.
27 Star Island Drive
The applicant has withdrawn the application.
6. File No. 3673
Alton Sobe, LLC.
929 Alton Road
Continued to the February 7, 2014 meeting; pending Planning Board approval –Rosenfeld/Fox 6-0.

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7. File No. 3677
Fisher Island Community Association, Inc.
110 MacArthur Causeway (Formerly part of
120 MacArthur Causeway)

No action required. The application was re-noticed for the January 10, 2014 meeting.

B. NEW CASES

1. File No. 3662
Christopher Bosh
6396 North Bay Road

The applicant, Christopher Bosh, is requesting the following variance in association with the construction of a second story addition to an existing accessory structure in a 2-story single family home:

1. A. A variance to exceed by 1'-2" the maximum building height of 25'-0" as measured from grade to the highest roof in order to build the addition at 26'-2" from grade.
- B. A variance to waive 2'-6" of the minimum required interior side yard setback of 10'-0" in order to build a second story addition to an existing accessory structure at 7'-6" from the north interior property line.

Continued to the January 10, 2014 meeting; pending DRB approval –Leser/Urquiza 6-0.

2. File No. 3670
El Kantaoui Investment, LLC.
199 Palm Avenue

The applicant, El Kantaoui Investment Inc., is requesting the following variances in association with the construction of a new 2-story single family home:

1. A variance to exceed by 2'-1" the maximum permitted elevation height of +6'-5" NGVD within the required yards in order to build portions of the pool's retaining walls and deck at +8'-6" NGVD.
2. A variance to waive 9'-6" of the required 20'-0" minimum front yard setback for a swimming pool in order to build the pool's retaining walls at 10'-6" from the front property line facing Palm Avenue.
3. A variance to exceed by 75% (11'-3") the maximum allowable projection of 25% (3'-9") into the required side yard in order to build entry steps and planters with 100% (15'-0") encroachment into the side yard of the property at an elevation of 8'-3" above grade.
4. A variance to exceed by 3'-0" the maximum permitted building height of 25'-0" as measured from grade in order to build a new two story single family residence up to 28'-0" in high from grade.

Continued to the February 7, 2014 meeting –Fox/Rosenfeld 6-0.

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**3. File No. 3671
Brian & Tracy Wilson
1077 Stillwater Drive**

The applicants, Brian and Tracy Wilson, are requesting the following after the fact variance, in order to retain two air conditioning units installed within the required yard:

1. An after the fact variance to waive 3'-10" of the minimum required interior side setback of 5'-0" in order to permit the installation of two air conditioning units at 1'-2" from the east property line.

Approved with modified condition –Rosenfeld/Fox 6-0.

**4. File No. 3675
Alex Berenbaum
110 4th San Marino Terrace**

The applicant, Alex Berenbaum, is requesting the following variances in order to permit the construction of a one story addition to a single family home:

1. A variance to waive 2'-6" of the minimum required 7'-6" interior side setback in order to build a one story addition at 5'-0" from the east side property line.
2. A variance to waive 14'-9" of the minimum required 20'-0" rear setback in order to build a one story addition at 5'-3" from the rear property line.
3. A variance to exceed by 25% the maximum coverage within the required rear yard of 30% in order to build a one story addition with a total coverage of 55%.

Approved with modified conditions –Fox/Urquiza 6-0.

**5. File No. 3676
Lara Schenkman Hetchtkopf and Bram Hetchtkopf
2555 Regatta Avenue**

The applicants, Lara Schenkman Hetchtkopf and Bram Hetchtkopf, are requesting the following variances in order to build a two story addition to an existing one story single family home:

1. A variance to waive 2'-6" of the minimum required 15'-0" street side setback in order to build a two story addition at 12'-6" from the street side property line.
2. A variance to waive 2'-0" of the minimum required 20'-0" front setback in order to build a two story addition at 18'-0" from the front property line.

Approved with modified conditions –Urquiza/Rosenfeld 6-0.

**6. File No. 3678
Alain Berdouare
28 West Dilido Drive**

The applicant, Alain Berdouare, is requesting the following variances in order to build a

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new one story single family home:

1. A variance to waive 0'-4" of the minimum required 7'-10" interior side setback in order to build a new one story single family home at 7'-6" from the side property line.
2. A variance to waive 4'-6" of the minimum required sum of the side yards of 19'-6" in order to provide a sum of the side yards of 15'-0".
3. A variance to exceed by 15% the permitted maximum lot coverage of 35% for a one story home in order to increase the lot coverage to 50%.
4. A variance to exceed by 2'-8" the maximum permitted building height of 18'-0" for one story home in order to build a new single family residence up to 20'-8" in height measured from grade.
5. A variance to exceed by 1'-4" the maximum permitted elevation height of +7'-8" NGVD within the required rear yard in order to build portions of the pool's retaining walls at +9'-0" NGVD.
6. A variance to exceed by 4.6% (2'-1") the maximum allowable projection of 25% (6'-0") of the required rear yard in order to build the roof of a new single family residence with 29.6% (8'-1") of encroachment into the required rear yard.

Approved –Fox/Rosenfeld 6-0.

7. File No. 3679

**Courtney Lord and Karen Lord
2301 North Meridian Avenue**

The applicants, Courtney Lord and Karen Lord, are requesting the following variances in order to permit the remodeling and construction of two additions to an architecturally significant single family residence:

1. A variance to waive 5'-9" of the minimum required 10'-0" street side setback in order to build a pool deck at 4'-3" from the street side property line.
2. A variance to exceed by 6.0% the maximum coverage within the required rear yard of 30% in order to build a pool deck and terrace with a total coverage of 36%.
3. A variance to waive 4'-0" of the minimum required 11'-3" side setback for allowable encroachments, in order to build a deck at 7'-3" from the street side property line.
4. A variance to waive 2'-6" of the minimum required side setback of 7'-6" in order to permit the installation of three air conditioning units at 5'-0" from the interior side property line.
5. ~~A variance to exceed by 30% (4'-6") the maximum allowable projection of 25% (3'-9") of the required street side yard in order to build a fountain in the side yard~~

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of an existing single family residence with 55.0% (8'-3") of encroachment into the required side yard.

6. A variance to waive 2'-6" of the minimum required side setback of 7'-6" in order to build a free standing wall located in the required rear yard at 5'-0" from the side property line with a height of 8'-3" as measured from grade.

Approved –Leser/Rosenfeld 6-0.

C. APPEALS

1. **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**

The applicants, The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland, are appealing an administrative decision regarding the types of uses permitted on the pool deck of the Bath Club.

Applicant requested continuance to the February 7, 2014 meeting -Rosenfeld/Urquiza 6-0.

D. NEXT MEETING DATE

Friday, January 10, 2014

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

FRIDAY DECEMBER 6, 2013

**BOARD OF ADJUSTMENT AFTER ACTION REPORT
DECEMBER 6, 2013**

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

A. NEW CASE

FP13-06: Courtney Lord and Karen Lord, 2301 North Meridian Avenue

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structures and the construction of new additions to an existing single family residence.

Approved with additional conditions –Fox/Urquiza 6-0.

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