



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AGENDA

FRIDAY, JUNE 6, 2014

9:00 A.M.

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

A. CONTINUANCES

1. **File No. 3687**

**Nakash Strand, LLC. c/o Jordache Enterprises
1060 Ocean Drive**

To be continued to the July 15, 2014 meeting; pending HPB approval.

2. **File No. 3707**

**Ana Gazarian
6 Farrey Lane**

To be continued to the July 15, 2014 meeting; pending DRB approval.

3. **File No. 3709**

**Tara Realty, LLC.
126 West San Marino Drive**

To be continued to the July 15, 2014 meeting; pending DRB approval.

B. NEW CASES

1. **File No. 3708**

**Rabbi and Mrs. Schapiro
460 West 43rd Street**

The applicant is requesting the following variance in order to build a pool and deck on the front yard of the corner single family home:

1. A variance to waive 3'-0" of the minimum required front setback of 10'-0" for a pool deck, in order to build the pool deck at 7'-0" from the front property line.

2. **File No. 3710**

**K & R Two, LLC.
10 South Shore Drive**

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The applicant is requesting the following variances in order to build a new (5) five-story multifamily building:

1. A variance to waive 2'-6" of the minimum required pedestal interior side setback of 7'-6" for the parking structure, in order to build structural columns at 5'-0" from the west property line.
2. A variance to waive 3'-0" of the minimum required width of 22'-0" interior drive aisle for 90° parking in order to have twelve (12) parking spaces at 90° with an interior drive aisle of 19'-0".
3. A variance to waive 10'-0" of the minimum required width of 22'-0" for a driveway entrance associated with a parking area exceeding 10 parking spaces, in order to have a driveway entrance of 12'-0" for (12) twelve parking spaces.

**3. [File No. 3711](#)
[1150 8th Street, LLC.](#)
[1150 8th Street](#)**

The applicant is requesting the following variances in order to build a new (4) four-story ground level addition to the existing historic building for a new mixed use development:

1. A variance to waive 16'-3" of the minimum required front pedestal setback of 20'-0", in order to construct the new addition with a front setback of 3'-9", facing Alton Road.
2. A variance to waive all of the minimum required interior side pedestal setback of 7'-6", in order to build the new addition up to the interior south side property line.
3. A variance to waive 11'-3" of the minimum required sum of the side yards of 15'-0" in order to provide a sum of the side yards of 3'-9".

**4. [File No. 3712](#)
[8421 Crespi LLC.](#)
[8421- 8427 Crespi Boulevard](#)**

The applicant is requesting the following variances in order to build a new (5) five-story multifamily building:

1. A variance to waive 10'-0" of the minimum required front pedestal setback of 20'-0", in order to build apartments at 10'-0" from the front property line, facing Crespi Boulevard.
2. A variance to waive the requirement to incorporate residential uses at the first level along the façade facing the waterway.
3. A variance to waive the requirement to incorporate residential uses on the second floor along the façade facing the waterway.

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5. [File No. 3713](#)
[Normandy Ventures, LLC.](#)
[25-135 North Shore Drive](#)

The applicant is requesting the following variances in order to build open corridors, stairs, ramps and guardrails for the seven building townhome development:

1. A variance to exceed by 9'-5" the maximum permitted projection of 5'-0" into the required front yard of 20'-0", in order to build an open corridor, entry steps and handrails with 14'-5" of encroachment into the front yard.
2. A variance to exceed by 5'-7" the maximum permitted projection of 4'-3" into the north side yard of 17'-0", in order to build accessibility ramps and handrails with 9'-10" of encroachment into the north side yard.
3. A variance to exceed by 8'-11" the maximum permitted projection of 5'-6" into the south side yard of 22'-0", in order to build an open corridor, entry steps and handrails with 14'-5" of encroachment into the south side yard.
4. A variance to exceed a range between 8'-5" and 5'-1" the maximum permitted projection of 4'-5" into the required rear yard of 17'-6", in order to build an open corridor, entry steps, accessible ramp and handrails encroaching between 12'-10" and 9'-6" into the required rear yard facing the waterway.

6. [File No. 3714](#)
[Craig Robins](#)
[2511 Lake Avenue](#)

The applicant is requesting the following variances in order to permit the installation of an art structure in the required rear yard facing the waterway:

1. A variance to waive 0.66 feet of the minimum required interior side setback of 7.5 feet for accessory buildings, in order to place an art structure in the rear yard facing the waterway at 6.84 feet from the west property line.
2. A variance to waive 18.5 feet of the minimum required rear setback of 18.6 feet for accessory buildings, in order to place an art structure in the rear yard facing the waterway at 0.15 feet from the rear property line.

C. NEXT MEETING DATE

Tuesday July 15, 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.

**BOARD OF ADJUSTMENT AGENDA
JUNE 6, 2014**



MIAMI BEACH

PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD

AGENDA

FRIDAY, JUNE 6, 2014

**TO BE 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. CONTINUANCES/WITHDRAWALS

1. FP14-02

Samuel Reich

3437 Prairie Avenue

Withdrawn by applicant.

B. EXTENSIONS OF TIME

1. FP12-07

Greystone Terra Firma, LLC.

1920 Collins Avenue

The applicant is requesting a one (1) year extension of time to obtain a full building permit associated with a variance of the floodplain regulations for the substantial improvements of the historic structure.

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