



BOARD OF ADJUSTMENT

AGENDA

FRIDAY, OCTOBER 3, 2008

9:00 A.M.

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

A. PROGRESS REPORT

1. **FILE NO.3260** **BYHALL, LLC**
401 69TH STREET
LOTS 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK H,
“CORRECTED PLAT OF ATLANTIC HEIGHTS”
LESS AND EXCEPT THE EAST 2 FEET OF
LOTS 7, 8, 9, AND 10M IN SAID BLOCK H,
PLAT BOOK 9, PG 14;
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the construction of two (2) egress stairs to an existing seventeen (17) story building, which received variances on January 5, 2007.

B. EXTENSION OF TIME

2. **FILE NO. 3094** **EDUARDO DARER a/k/a NINE45 JEFFERSON**
945 JEFFERSON AVENUE
LOT 14; BLOCK 70;
OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a seven (7) unit,

four (4) story multifamily building:

The Modification Order dated April 4, 2008, required that the project be completed by October 4, 2008. The applicant is hereby requesting to modify the completion date to October 4, 2009.

C. CONTINUED CASE

3. **FILE NO. 3375** **CASA D'AZZURRO – ERIC KORCHIA
250 E. SAN MARINO DRIVE
LOT 8 OF BLOCK 7,
“PLAT OF SAN MARINO”
PLAT BOOK 9, PAGE 22;
MIAMI-DADE COUNTY, FLORIDA**

This case was continued at the September 5, 2008 meeting. The applicant is requesting the following variances in order to permit the construction of a swimming pool within the front yard of single family residence currently under construction:

1. ~~A variance to waive 4'-0" of the required 20'-0" minimum front setback for a swimming pool in order to build the exterior side of the infinity edge gutter at 16'-0" from the front (north) property line, facing 3rd Terrace.~~
2. A variance to waive 18'-0" of the required front yard setback of 20'-0" in order to locate the pool equipment pad at 2'-0" from the front (north) property line, facing 3rd Terrace.

D. NEW CASES

4. **FILE NO. 3376** **KAAMOS, LLC.
1650 JAMES AVENUE
LOTS 1, 2, 3 AND 4, EXCEPT THE WEST
6 FEET THEREO, OF BLOCK 31 OF
“FISHER'S FIRST SUBDIVISION OF ALTON BEACH”
PLAT BOOK 2, PAGE 77;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance to exceed the allowable hours of operation of accessory outdoor bar counters of a proposed restaurant:

1. A variance to exceed the allowable hours of operation of accessory outdoor bar counters until 2:00 a.m. during the week and until 3:00 am on Saturdays, Sundays and holidays.

5. **FILE NO.3378** **BENZION KORF**
FRIENDS OF LUBAVITCH OF FL, INC.
6100 PINETREE DRIVE
LOT 10, BLOCK 5,
BEACH VIEW ADDITION,
PLAT BOOK 16, PG 10;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variances in order to retain a privacy fence and an existing pool deck:

1. An after-the-fact variance to exceed by 1'-0" the maximum allowable fence height of 6'-0" in order to retain the existing perimeter fence facing Pinetree Drive and 61st Street at a height of 7'-0" measured from grade.
2. An after-the-fact variance to waive all of the minimum required front yard setback of 20'-0" in order to extend an existing pool deck currently located at 10'-2 1/2" from the front property line, facing Pinetree Drive.
3. An after-the-fact variance to waive all of the minimum required side yard facing the street setback of 10'-0" in order to extend an existing pool deck currently located at 8'-1 1/2" from the south property line, facing 61st Street.

6. **FILE NO.3379** **304-312 OCEAN DRIVE, 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

The applicant is requesting the following variances in order to permit 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:

1. A variance to waive 6' - 10" of the required 11' - 10" minimum rear yard pedestal setback to build a rooftop addition at the south side of the property and a new 3-story structure at the north side of the property at 5' - 0" from the rear property line.
2. A variance to waive the requirement of providing a minimum and a maximum setback of 5'-0" at the pedestal level when facing a street in order to build the rooftop addition at 14'-1" and 16'-3" from the south property line, facing 3rd Street.

7. **FILE NO. 3380** **1200 WEST AVENUE LESSEE, LLC.
1200 WEST AVENUE
MIAMI BEACH, FLORIDA
(FOR THE LEGAL DESCRIPTION
PLEASE CONTACT THE PLANNING DEPT.)**

The applicant is requesting the following variance in order to permit the construction of an open-air stair at the northeast side of the existing building:

1. A variance to waive 39'-1" of the required 74'-0" minimum interior side pedestal setback to build an open-air stair (from ground level to second level only) located at 34'-11" from the north property line.

8. **FILE NO. 3382** **KNR MICHIGAN, LLC.
d/b/a SOSTA PIZZERIA & CARPACCIO BAR
1025 LINCOLN ROAD
THE SOUTH 75 FEET OF LOT 4, AND THE 11.75 FEET
OF THE WEST PORTION OF THE SOUTH 75 FEET
OF LOT 5, ALL IN BLOCK 38 OF "COMMERCIAL
SUBDIVISION OF THE ALTON BEACH REALTY
COMPANY'S PLAT" A SUBDIVISION,
PLAT BOOK 6, PG 5;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to serve beer, wine and alcoholic beverages within a 40-seat restaurant:

1. A variance to waive twenty (20) seats of the minimum requirement of sixty (60) seats for a forty (40) seat restaurant to serve beer, wine and alcoholic beverages for consumption on the premises.

E. NEXT MEETING DATE

November 7, 2008

NOTE: THE FLOOD PLAIN MANAGEMENT BOARD MEETING SHALL BEGIN AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT AGENDA.

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
AGENDA

FRIDAY, OCTOBER 3, 2008

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

- FILE NO. FP08-09** **UNITED BOX, INC. d/b/a FRANKLIN HOTEL**
860 COLLINS AVENUE
LOT 1, BLOCK 32
OF OCEAN BEACH FLA. ADDITION NO. 1,
PLAT BOOK 3, PG 11;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of an existing 3-story structure.

THE APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 7, 2008 MEETING.

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