



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, OCTOBER 2, 2009

9:00 A.M.

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

A. DISCUSSION ITEM

- Variance criteria

DISCUSSION CONTINUED TO THE NOVEMBER 6, 2009 MEETING.

B. PROGRESS REPORTS

- FILE NO. 3418** HOSPITALITY VENTURES, INC.
1413-1415 WASHINGTON AVENUE
LOT 13; BLOCK 26 OF
OCEAN BEACH ADDITION NO 2,
PLAT BOOK 2 PG 56;
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the approval of a variance to waive the minimum distance separation between a business that sells alcoholic beverages for consumption on the premises and an existing educational facility.

**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS
RELATED TO THE VARIANCE GRANTED ARE ISSUED.**

- FILE NO. 3419** CREA CAFÉ, LLC.
D/B/A MATTARELLO BAKERY CAFE
1450 WASHINGTON AVENUE

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**ESPANOLA VILLAS 1ST ADDITION
LOTS 1-2-3-4-5-6 EACH LESS S3FT FOR ST
BLOCK 3A
PLAT BOOK 9 PG 147;
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a variance to waive the minimum distance separation between a business that sells alcoholic beverages for consumption on the premises and an existing educational facility.

**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS
RELATED TO THE VARIANCE GRANTED ARE ISSUED.**

C. NEW CASES

- 3. FILE NO.3425 SCOTT & DEBORAH ROBINS
1800 W 24TH STREET
LOTS 3 AND 4, BLOCK 3F,
OF 3RD REVISED PLAT OF SUNSET ISLANDS,
PLAT BOOK 40, PG 8;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to place a carport at the front of the residence, facing W 24th Street:

1. A variance to waive all of the minimum required front yard setback of 18" from the front property line, in order to build the carport up to the front property line, facing W 24th Street. (The proposed carport overhang will encroach 5'-0" into the right-of-way, if permitted by Public Works Department).
2. A variance to exceed by 8" the maximum size permitted for a carport of 20'x20' in order to build a carport of 20'-8" x 20'.
3. A variance to exceed by 1'-10 1/4" the maximum permitted carport height of 10'-0" in order to build a carport of 11'-10 1/4" as measured from grade to the highest point.

CONTINUED FOR SIXTY (60) DAYS (DECEMBER 4, 2009).

- 4. FILE NO.3430 JEFFREY COHEN
880 LAKEVIEW DRIVE
LOT 1, BLOCK 30,**

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**OF LAKEVIEW SUBDIVISION
PLAT BOOK 14, PG 42;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following after-the-fact variance in order to retain an existing tiki hut located within the required interior side yard of an existing single family home:

1. A variance to waive 4'-1" of the minimum required interior side yard setback of 7'-6" in order to retain an existing tiki hut at 3'-5" from the interior (southeast) property line.

APPROVED.

5. **FILE NO.3431** **MARSHALL COLBURN
421 EAST DILIDO DRIVE
LOT 19, BLOCK 5, "OF DILIDO ISLAND"
PLAT BOOK 8, PG 36;
MIAMI-DADE COUNTY, FLORIDA**

THE APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 6, 2009 MEETING.

6. **FILE NO. 3432** **GATOR DEVELOPMENT CORP.
2940 NORTH BAY ROAD
LOT 3, IN BLOCK 10 OF "AMENDED
PLAT OF SUNSET LAKE SUBDIVISION"
PLAT BOOK 8, PG 52;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to retain the existing single family home:

1. A variance to waive 9' - 0 $\frac{3}{4}$ " of the minimum required interior side yard setback of 11' - 3 $\frac{1}{4}$ " in order to retain the existing porch structure at 2' - 2 $\frac{1}{2}$ " from the interior (south) property line.
2. A variance to waive 20' - 7 $\frac{1}{4}$ " of the minimum required sum of the side yards of 28' - 2 $\frac{1}{2}$ " in order to retain the existing sum of the side yards at 7' - 7 $\frac{1}{4}$ ".

APPROVED WITH MODIFIED AND ADDITIONAL CONDITIONS.

7. **FILE NO. 3433** **CLAUDE DRAY**

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**2740 NORTH BAY ROAD
LOT 10, IN BLOCK 12 OF "AMENDED
PLAT OF SUNSET LAKE SUBDIVISION"
PLAT BOOK 8, PG 52;
MIAMI-DADE COUNTY, FLORIDA
(FOR COMPLETE LEGAL DESCRIPTION
PLEASE CONTACT THE PLANNING DEPT.)**

The applicant is requesting the following variances in order to build a two-story addition to an existing two-story single family home:

1. A variance to waive 11' - 6 ½" of the minimum required interior side yard setback of 16' - 6 ½" in order to build a two-story addition at 5' - 0" from the north property line.
2. A variance to waive 19' - 10 ½" of the minimum required sum of the side yards of 41' - 4 ½" in order to provide a sum of the side yards of 21' - 6".

CONTINUED FOR THIRTY (30) DAYS (NOVEMBER 6, 2009).

8. **FILE NO.3435** **MBEACH1, LLLP.
1111 LINCOLN ROAD
MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)**

The applicant is requesting variances in order to relocate the allowable building identification signs on the building:

1. A variance to waive the requirement of a building identification flat sign to be located on the parapet of the building in order to provide a projecting building identification sign on an architectural feature on the second level facing Alton Road.
2. A variance to waive the requirement of a building identification flat sign to be located on the parapet of the building in order to provide a projecting building identification sign on an architectural feature on the second level facing Lincoln Road.

APPROVED.

9. **FILE NO. 3436** **THE MIMOSA, LLC.
6529 INDIAN CREEK DR. AND 6526 COLLINS AVENUE**

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**LOT 44 AND THE SOUTH 8 FEET OF LOT 43,
BLOCK 7 OF "AMENDED PLAT OF SECOND
OCEAN FRONT SUBDIVISION OF THE MIAMI
BEACH BAYSHORE COMPANY", PLAT BOOK 28,
PG 28; MIAMI-DADE COUNTY, FLORIDA
LOT 21, BLOCK 7 OF "AMENDED PLAT OF
SECOND OCEANFRONT SUBDIVISION"
PLAT BOOK 28, PG 28;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit a temporary parking lot at the subject locations:

1. A variance to waive 4'-0" of the minimum required interior side setback of 5'-0" in order to provide a setback of 1'-0" along the north property line on the east lot.
2. A variance to waive 4'-0" of the minimum required landscape strip of 5'-0" in order to provide a landscape strip of 1'-0" along the north property line on the east lot.

APPROVED WITH ADDITIONAL CONDITIONS.

10. **FILE NO. 3437** **RYDER PROPERTIES, LLC
SOHO BEACH HOUSE (FORMER SOVEREIGN
HOTEL)
4385 COLLINS AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPARTMENT).**

The applicant is requesting the following variances in order to build perimeter fence:

1. A variance to exceed by a range between 2.1' and 3.1' the maximum permitted fence height of 7'-0" in order to build a perimeter fence with a height range between 9.1' and 10.1' along the north property line.
2. A variance to exceed by a range between 1.1' and 3.1' the maximum permitted fence height of 7'-0" in order to build a perimeter fence with a height range between 8.1' and 10.1' along the south property line.

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3. A variance to exceed by 3.1' the maximum permitted fence height of 5'-0" in order to build a perimeter fence with a height of 8.1' on the east side of the property.

APPROVED.

11. **FILE NO. 3438** **KONEXPRESS JAPANESE RESTAURANT /
CARLOS MARCELO CORDEIRO
445 ESPANOLA WAY
ESPANOLA VILLAS 1ST ADDITION, LOTS 1-2-3-4-
5-6, EACH LESS S3FT FOR ST BLK 3 A,
PLAT BOOK 9, PG 147;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell/serve beer and wine at an existing restaurant:

1. A variance to waive 178 feet of the minimum required 300 foot separation between a business that sells/serves alcoholic beverages for consumption and an existing educational facility, Feinberg Fisher Elementary School, in order to sell/serve alcoholic beverages for consumption within a new restaurant with a distance of 122 feet to the school.

APPROVED.

D. NEXT MEETING DATE

November 6, 2009

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 REPORT

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FRIDAY, OCTOBER 2, 2009

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

1. **FILE NO. FP09-07** **BETH A. LONGENECKER**
1420 LENOX AVENUE
LOT 7, BLOCK 109,
OCEAN BEACH, FLA., ADDITION NO. 3,
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structure.

APPROVED.

2. **FILE NO. FP09-08** **760 COLLINS ASSOCIATES, LTD.**
760 COLLINS AVENUE
LOT 1, BLOCK 33,
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 for the existing structure.

THE APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 6, 2009 MEETING.

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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