



### BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

FRIDAY, FEBRUARY 5, 2010

9:00 A.M.

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

**A. ADMINISTRATION**

- SB 360 Extension Report

**DISCUSSED**

**B. INTRODUCTION OF NEW OWNER / OPERATOR**

- FILE NO. 2510**      **1334 WASHINGTON RESTAURANT, INC.  
1334 WASHINGTON AVENUE  
LOT 5, BLOCK 21,  
H. PRATTS RESUB. OCEAN BEACH NO. 3  
PLAT BOOK 6, PG 17;  
MIAMI-DADE COUNTY, FLORIDA**

Sara Maya shall introduce herself to the Board as the subsequent owner/operator of 1334 Washington Restaurant, Inc. d/b/a Morena Restaurant & Lounge, and advise the Board of their understanding of the conditions listed in the Order regarding a variance to waive the minimum distance separation required between a restaurant licensed to sell alcoholic beverages and an educational facility. The new operator shall also describe the current operation.

**THE NEW OWNER/OPERATOR INTRODUCED HERSELF TO THE BOARD.**

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 5, 2010**

2.     **FILE NO. 2914**     **THIERRY AND CHRISTINE PAINPARAY**  
                                  **SUBSEQUENT OWNER/OPERATOR OF**  
                                  **DA LEO TRATTORIA**  
                                  **819 LINCOLN ROAD**  
                                  **EAST ½ OF LOT 1; BLOCK 36**  
                                  **AMENDED PLAT OF GOLF COURSE**  
                                  **SUBDIVISION PLAT BOOK 6-26;**  
                                  **MIAMI-DADE COUNTY, FLORIDA**

Thierry and Christine Painparay shall introduce themselves to the Board as the subsequent owner/operator of Da Leo Trattoria Restaurant and advise the Board of their understanding of the conditions listed in the Order regarding a variance to waive the minimum seat requirement for a restaurant to serve beer and wine, and liquor for consumption on the premises, which was originally granted to Leomar Miami, Inc. d/b/a Da Leo Trattoria on January 10, 2003. The new operator shall also describe the current operation.

**THE NEW OWNER/OPERATOR INTRODUCED THEMSELVES TO THE BOARD.**

**C.     CONTINUED CASES**

3.     **FILE NO.3425**     **SCOTT & DEBORAH ROBINS**  
                                  **1800 W 24<sup>TH</sup> STREET**  
                                  **LOTS 3 AND 4, BLOCK 3F,**  
                                  **OF 3<sup>RD</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> 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 ¼" the maximum permitted carport height of 10'-0" in order to build a carport of 11'-10 ¼" as measured from grade to the highest point.~~

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 5, 2010**

**APPROVED.**

4. **FILE NO. 3445** ILANA K. REICH  
3437 PRAIRIE AVENUE  
LOT 17, BLOCK 49, OF ORCHARD  
SUBDIVISIONS NO. 2 AND 3,  
PLAT BOOK 8, PG 116;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variances in order to retain the existing gazebo at the rear of the single family residence:

1. A variance to waive 2'-5" of the minimum required interior side yard setback of 7'-6" in order to retain the gazebo at 5'-1" from the north property line.
2. A variance to waive 7" of the minimum required rear yard setback of 7'-6" in order to retain the existing gazebo at 6'-11" from the rear property line.

**APPROVED WITH ADDITIONAL CONDITIONS.**

5. **FILE NO. 3446** MAJESTIC ORGANIZATION, LLC  
1020-1050 WASHINGTON AVENUE  
LOTS 1 THROUGH 6, BLOCK 36,  
OCEAN BEACH, FLA, ADDITION NO. 3,  
PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA  
(FOR COMPLETE LEGAL DESCRIPTION PLEASE  
CONTACT THE PLANNING DEPARTMENT)

The applicant is requesting a variance in order to relocate the allowable building identification sign:

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 detached/monument sign on an existing perimeter wall on the southwest corner of Washington Avenue and 11<sup>th</sup> Street.

**APPROVED.**

**D. NEXT MEETING DATE**

March 12, 2010

# **BOARD OF ADJUSTMENT AFTER ACTION REPORT**

## **FEBRUARY 5, 2010**

*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.*

F:\PLAN\szba\AFTERAC\aft FEBRUARY 2010.doc



# MIAMI BEACH

## PLANNING DEPARTMENT

### **FLOOD PLAIN MANAGEMENT BOARD**

### **AFTER ACTION REPORT**

**FRIDAY, FEBRUARY 5, 2010**

#### **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. FP10-01**                      **MARK AND LISA SANDERS**  
                                                          **1509 NORTH VIEW DRIVE**  
                                                          **THE EAST ½ OF LOT 5 AND ALL OF LOT 6,**  
                                                          **IN BLOCK 1E, OF ISLAND NUMBER ONE**  
                                                          **OF 3<sup>RD</sup> REVISED PLATO F SUNSET ISLAND**  
                                                          **PLAT BOOK 40, PG 8;**  
                                                          **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 MARCH 12, 2010 MEETING.**

2.     **FILE NO. FP10-02**                      **1220 COLLINS AVENUE, INC.**  
                                                          **1220 COLLINS AVENUE**  
                                                          **LOT 6, BLOCK 28 OF "OCEAN BEACH**  
                                                          **FLORIDA ADDITION NO. 2",**  
                                                          **PLAT BOOK 2, PG 56;**

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 5, 2010**

**MIAMI-DADE COUNTY, FLORIDA**

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

**APPROVED.**

3.     **FILE NO. FP10-03**                      **BETSY ROSS OWNER, LLC.**  
                                                          **1440 OCEAN DRIVE**  
                                                          **MIAMI BEACH, FLORIDA**  
                                                          **(FOR LEGAL DESCRIPTION PLEASE**  
                                                          **CONTACT THE PLANNING DEPT.)**

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

**APPROVED.**

---

*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.*

---

F:\PLAN\\$zba\AFTERAC\aft FPMB FEBRUARY 2010.doc