



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, MAY 2, 2014

9:00 A.M.

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

Note: Mr. Baron was absent.

A. CONTINUANCES/WITHDRAWALS

1. File No. 3705

Angler's Boutique Resort, LLC.
600-660 Washington Avenue

Continued to the July 11, 2014 meeting; pending HPB approval -Goldberg/Colin 6-0

2. File No. 3707

Ana Gazarian
6 Farrey Lane

Continued to the June 6, 2014 meeting; pending DRB approval –Colin/Tandy 6-0

B. EXTENSIONS OF TIME

1. File No. 3605 and 3609

CG Sunny Isles, LLC., CG Sunny Isles I, LLC., and CG Sunny Isles II, LLC.
2000 & 2030 Park Avenue, 2035 Washington Avenue, 425 &
435 20th Street and 430 21st Street

The applicant is requesting a one (1) year extension of time to obtain a full building permit for multiple variances associated with the renovation of the existing hotels.

Approved –Preira/Tandy 6-0.

C. NEW CASES

2. File No. 3699

Newcomers Properties, LLC.- Christian and Laure Demazieres
1411 Stillwater Drive

The applicant is requesting the following variances in order to build a new two (2) story single family home.

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1. A variance to waive 2'-6" of the minimum required interior side setback of 7'-6" in order to build a new two (2) story single family home at 5'-0" from the east property line and 5'-0" from the west property line.
2. A variance to waive 5'-0" of the minimum required sum of the side yards of 15'-0" in order to provide a sum of the side yards of 10'-0".

Approved –Goldberg/Tandy 6-0.

3. File No. 3703 **2K South Beach Hotel, LLC.** **1020 Ocean Drive**

The applicant is requesting the following variance in order to install a new sign on the building:

1. A. A variance to relocate a permitted building identification sign from the building parapet at the fourth level facing Ocean Drive to be placed on the knee wall at the southeast side of the building, facing Ocean Drive.

B. A variance to exceed by 0.33% the maximum permitted one percent of the wall area for a building identification sign to be installed with 1.33% of the wall façade and 57.5 square feet.

Approved –Colin/Fox 6-0.

4. File No. 3704 **Eduardo F. Botte / Brickland 1 LLC.** **8127 Crespi Boulevard**

The applicant is requesting the following variances in order to build a new three (3) story, 4 units townhome building on a vacant site:

1. A variance to waive 109 square feet of the minimum required lot size of 5,600 square feet in the RM-1 zoning district in order to construct a new townhome building on a lot containing only 5,491 square feet.
2. A variance to waive 23'-0" of the minimum required lot width of 50'-0" in order to construct a new townhome building on a lot with a width of 27'-0".
3. A variance to waive 3'-6" of the minimum required rear pedestal setback of 11'-6" in order to build a new townhome building at 8'-0" from the rear property line.
4. A variance to waive 0'-6" of the minimum required width of 8'-6" for a standard off-street parking space in order to have six (6) parking spaces with an area of 8'-0" by 18'-0" for a new townhome building.
5. A variance to waive 2'-0" of the minimum required width of 22'-0" interior drive aisle for 90° parking in order to have six (6) parking spaces with an interior drive aisle of 20'-0".

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6. A variance to waive 1'-4" of the minimum required side interior setback of 5'-0" for at grade parking area in order to build a new townhome building with the parking at 3'-8" from the north property line.

Approved –Fox/Tandy 6-0.

5. File No. 3706 Nogal High Inc. 300 Palm Avenue

The applicant is requesting the following variances in order to build a pool for a new single family home on a vacant site:

1. A. A variance to waive 6'-4" of the minimum required front setback of 10'-0" for a pool deck located on a lot with two fronts, in order to build the pool deck at 3'-8" from the property line facing South Coconut Lane.

B. A variance to waive 4'-0" of the minimum required front setback of 10'-0" for a pool located on a lot with two fronts, in order to build the pool's retaining walls at 6'-0" from the property line facing South Coconut Lane.
2. A variance to waive 3'-10" of the minimum required interior side setback of 7'-6" for a pool deck, in order to build the pool deck at 3'-8" from the side property line.

Approved –Goldberg/Colin 6-0.

D. APPEALS

**File No. 3646 (Appeal)
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 are appealing an administrative decision regarding the uses permitted on the pool deck of the Bath Club.

Continued to the July 11, 2014 meeting; -Goldberg/Fox 6-0

E. NEXT MEETING DATE

Friday, June 6, 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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MAY 2, 2014**



MIAMI BEACH

PLANNING DEPARTMENT

**FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION REPORT
FRIDAY, MAY 2, 2014**

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

Note: Mr. Baron was absent.

A. CONTINUANCES

1. FP14-02:

**Samuel Reich
3437 Prairie Avenue**

Continued to the June 6, 2014 meeting -Fox/Preira 6-0

2. FP14-03

**4701 North Meridian, LLC., c/o Ophir Sternberg
4701 North Meridian Avenue**

Withdrawn by applicant.

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