



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, NOVEMBER 1, 2013

9:00 A.M.

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

A. WITHDRAWALS

1. **File No. 3659**
1560 1568 Drexel Avenue, LLC
1560 & 1580 Drexel Ave

The applicant, MB Redevelopment, INC. D/B/A Loews Miami Beach Hotel, is requesting the following variance in order to relocate a permitted accessory sign:

1. A variance to waive 40 SF of the minimum required apartment size of 400 SF in order to retain 1 apartment at 1568 Drexel Avenue at 360 SF.
2. A variance to waive 145 SF of the minimum required apartment size of 400 SF in order to retain 1 apartment at 1560 Drexel Avenue at 255 SF.
3. A variance to waive 75 SF of the required minimum average unit size of 550 SF in order to provide an average unit size of 475 SF at 1560 Drexel Avenue.

THIS CASE HAS BEEN WITHDRAWN BY THE APPLICANT.

B. CONTINUANCES

1. **File No. 3671**
Brian & Tracy Wilson
1077 Stillwater Drive

THIS CASE NEEDS TO BE RE-NOTICED.

C. NEW CASES

1. **File No. 3668**
Frank A. & Mayra D. Buttacavoli

BOARD OF ADJUSTMENT AFTER ACTION REPORT NOVEMBER 1, 2013

5985 Alton Road

The applicants, Frank A. & Mayra D. Buttacavoli, are requesting the following variances in association with the replacement of portions of the first floor and a second floor addition to an existing 2-story single family home:

1. A variance to waive 1'- 9 ³/₈" of the minimum required side interior setback of 7'- 6" in order to build a second story addition above the first floor area to be replaced at 5'-8 ⁵/₈" from the interior side property line.
2. A. A variance to waive 9'- 7 ¹³/₁₆" of the minimum required rear setback of 20'-0" in order to replace portions of the existing first floor at 10'-4 ³/₁₆" from the rear property line.

B. A variance to waive 3'- 5 ¹/₄" of the minimum required rear setback of 20'-0" in order to build a second floor addition at 16'- 6 ³/₄" from the rear property line.
3. A variance to exceed by 10.6% the maximum lot coverage of 30% in order to rebuild portions of the first floor within the existing building footprint with a total lot coverage of 40.6%.

APPROVED WITH MODIFIED CONDITION -Preira/Rosenfeld 6-0.

2. File No. 3669 John Gehret 5180 North Bay Road

The applicant, John Gehret, is requesting the following variance in order to build a 2-story addition at the north side of the property following the existing building line:

1. A variance to waive 2'-2" of the minimum required side setback of 7'-11" in order to build a two story addition at 5'-9" from the interior side property line, following the existing building line.

APPROVED -Rosenfeld/Fox 6-0.

3. File No. 3672 James Conway 5600 Pine Tree Drive

The applicant, James Conway, is requesting the following variance in order to build a 2-story addition at the northern side of the single family residence:

1. A variance to exceed by 8.2% the permitted maximum lot coverage of 30% for a two story home in order to increase lot coverage to 38.2%.

APPROVED WITH MODIFIED CONDITION -Leser/Urquiza 6-0.

4. File No. 3674 MB Redevelopment, INC. D/B/A Loews Miami Beach Hotel 1601 Collins Ave

BOARD OF ADJUSTMENT AFTER ACTION REPORT NOVEMBER 1, 2013

The applicant, MB Redevelopment, INC. D/B/A Loews Miami Beach Hotel, is requesting the following variance in order to relocate a permitted accessory sign:

1. A variance to relocate a permitted wall sign to the front of the property as a freestanding sign.

APPROVED -Preira/Rosenfeld 6-0.

D.NEXT MEETING DATE

Friday, December 6, 2013

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\zbba\AFTERAC\aft NOVEMBER 2013.docx