



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, OCTOBER 8, 2010

9:00 A.M.

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

A. PROGRESS REPORTS

- 1. FILE NO. 3097 SOUTH SHORE LANDOWNERS, LLC
280-330 SOUTH SHORE DRIVE
LOTS 3, 4 & 5; BLOCK 55
NORMANDY GOLF COURSE SUBDIVISION
PLAT BOOK 44, PG 62;
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a modification granted on July 10, 2009, regarding the construction of a new two (2), four-story buildings with twenty-eight (28) residential units and forty-two (42) parking spaces.

PROGRESS REPORT DUE IN THREE MONTHS (JANUARY 7, 2011).

- 2. FILE NO. 3379 PROJECT MADISON, 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**

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The applicant will present a progress report associated with a modification/extension of time granted on June 4, 2010, regarding 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. The progress report is required to address possible violations of the conditions of the variance order.

PROGRESS REPORT DUE IN THREE MONTHS (JANUARY 7, 2011).

B. MODIFICATION

3. **FILE NO.3458** **LA GORCE COUNTRY CLUB, INC.**
5685 ALTON ROAD
PORTION OF THE SOUTHEAST ¼ OF SECTION
15, TOWNSHIP 53 SOUTH, RANGE 42 EAST AND
A PORTION OF LOTS 5, 6, 7, 8 AND 9, IN BLOCK
9, OF “LA GORCE-GOLF-SUBDIVISION”,
PLAT BOOK 14, PG 43;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a previously granted variance in order to build a one-story tennis center at the existing La Gorce Country Club:

1. A variance to waive ~~31'-0"~~ 37'-0" of the minimum required setback from Alton Road of 125'-0" in order to build the structure at ~~94'-0"~~ 88'-0" from the property line facing Alton Road.

APPROVED.

C. NEW CASES

4. **FILE NO. 3472** **JOSE LUIS RODRIGUEZ**
2655 NORTH BAY ROAD
LOT 15, IN BLOCK 13, OF AMENDED
PLAT OF SUNSET LAKE SUBDIVISION,
PLAT BOOK 8, PG 52;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit the placement of a canopy/porch on the north side of the property, facing 27th Street:

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1. A variance to exceed by 4'-7 1/2" the maximum allowable projection of 3'-10 1/2" into the required side yard facing the street (7'-0" from the north property line) in order to place a canopy/porch projecting 8'-6" into the required side yard facing 27th Street.

THE APPLICANT REQUESTED CONTINUANCE TO THE DECEMBER 3, 2010 MEETING.

5. **FILE NO. 3475** **PENNSYLVANIA MB INVESTMENTS CORP.**
1509 PENNSYLVANIA AVENUE
LOT 19, BLOCK 59; OF "LINCOLN SUBDIVISION"
PLAT BOOK 9 PG 69;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit the construction of a two-story addition at the rear of the property:

1. A variance to waive 10'-11" of the minimum required rear pedestal setback of 16'-0" in order to build a two-story addition at 5'-1" from the rear property line.

APPROVED.

6. **FILE NO. 3476** **NELSON FOX**
500 LAKEVIEW COURT
LOT 7, SURPRISE POINT;
PLAT BOOK 43, PG 77;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variances in order to retain the existing driveway and pool deck on the property:

1. A variance to waive 2'-0" of the minimum required interior side setback of 4'-0" in order to retain the driveway at 2'-0" from the south property line.
2. A variance to waive 5'-6" of the minimum required interior side yard setback of 7'-6" in order to retain the existing driveway (considered a deck beyond the required front yard) at 2'-0" from the south property line.
3. A variance to waive all of the required interior side yard setback of 7'-6" in order to retain portions the existing pool deck up to the south property line and to waive 2'-6" of the required 7'-6" side yard

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setback in order to retain a portion of the pool deck at 5'-0" from the south property line.

4. A variance to waive all of the required interior side yard setback of 7'-6" in order to retain portions the existing pool deck up to the north property line.

THE APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 5, 2010 MEETING.

7. **FILE NO. 3477** **MARC PULEO**
1771 NORTH VIEW DRIVE
LOT 6, BLOCK 1H, 3RD REVISED PLAT
OF SUNSET ISLANDS; PLAT BOOK 40, PG 8;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variance in order to retain the existing boatlift on the southwest end of the property:

1. A variance to waive 5'-4" of the minimum required interior side yard setback of 7'-6" in order to retain the existing boatlift at 2'-2" from the south property line.

APPROVED.

D. NEXT MEETING DATE

November 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.

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MIAMIBEACH

PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD

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AFTER ACTION REPORT

FRIDAY, OCTOBER 8, 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. FP10-14** **M.B.C.D.C.**
MADELEINE APARTMENTS
7861 AND 7871 CRESPI BOULEVARD
LOTS 26 & 27, BLOCK 10,
BISCAYNE BEACH; PLAT BOOK 44, PG 67;
MIAMI-DADE COUNTY, FLORIDA

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

APPROVED.

2. **FILE NO. FP10-15** **1500 WASHINGTON AVENUE, LLC.**
1500 WASHINGTON AVENUE
LOT 1, IN BLOCK 58 OF PINE RIDGE
SUBDIVISION; PLAT BOOK 155, PG 2;
MIAMI-DADE COUNTY, FLORIDA

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

THIS CASE HAS BEEN WITHDRAWN BY THE APPLICANT.

3. **FILE NO. FP10-16** **DELPHINE DRAY**
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.)

