



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, DECEMBER 3, 2010

9:00 A.M.

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

A. **EXTENSIONS OF TIME**

1. **FILE NO.3396** **ALESSANDRO RENZETTI /
TWO FIFTY COLLINS, LLC.
250-260 COLLINS AVENUE
LOTS 1 & 2, BLOCK 8,
OF OCEAN BEACH FLORIDA,
PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with the renovation of two existing two-story buildings and the construction of a rooftop addition on each.

Condition number 7 of the Order dated January 9, 2009, requires that a full building permit for the project be obtained on or before July 9, 2010, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by July 9, 2011.

APPROVED.

B. **CONTINUED CASE**

2. **FILE NO. 3472** **JOSE LUIS RODRIGUEZ**

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**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:

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.

APPROVED.

C. NEW CASES

3. **FILE NO. 3483** **THE PALMS SOUTH BEACH, INC
3025 COLLINS AVENUE
ALL OF BLOCK 13, OF "OCEAN FRONT
PROPERTY" OF THE MIAMI BEACH
IMPROVEMENT COMPANY ACCORDING WITH
THE AMENDED MAP THEREOF, PLAT BOOK 5,
PG 7 & 8; MIAMI-DADE COUNTY, FLORIDA; AND
ALSO THAT CERTAIN 16 FOOT STRIP OF LAND
IN BLOCK 13, OF OCEAN FRONT PROPERTY OF
THE MIAMI BEACH IMPROVEMENT COMPANY,
AS SHOWN ON THE AMENDED MAP THEREOF,
PLOT BOOK 5, PG 7 & 8, MIAMI-DADE COUNTY,
FLORIDA, WHICH IS BOUNDED ON THE
EASTERLY SIDE BY THE WESTERLY BOUNDARY
LINES OF LOTS 1 TO 4, INCLUSIVE, IN BLOCK
13, OF AFORESAID SUBDIVISION, AND ON THE
NORTHERLY SIDE BY THE SOUTHERLY LINE
THIRTY-FIRST STREET (SEVEN STREET) AND ON
THE SOUTHERLY SIDE BY NORTHERLY LINE OF
THE THIRTIETH STREET (SIXTH STREET)**

The applicant is requesting the following variances in order to place signage on the south side of the existing hotel:

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1. A variance to relocate the allowable flat wall sign from the north side of the building, facing 31st Street to the south façade, facing 30th Street.
2. A variance to exceed by 52.6 s.f. the maximum signage size of 30 s.f. in order to place a sign with 82.6 s.f.
3. A variance to locate the sign above the ground floor.

APPROVED WITH MODIFIED CONDITION.

4. **FILE NO. 3484** **BAMBINA'S PIZZA & CAFE, LLC.**
 1405 WASHINGTON AVENUE
 A PORTION OF LOTS 11 AND 12, BLOCK 26,
 OCEAN BEACH ADDITION NO. 2,
 PLAT BOOK 2, PG 56;
 MIAMI-DADE COUNTY, FLORIDA

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

1. A variance to waive 200 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer and wine for consumption on the premises with a distance of 100 feet to the school.

APPROVED.

5. **FILE NO.3485** **CARILLO PIGNA**
 6621 ALLISON ROAD
 LOTS 1 & 2, BLOCK 8,
 OF OCEAN BEACH FLORIDA,
 PLAT BOOK 2, PG 38;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to build a detached two-story structure on the south side of the property:

1. A variance to waive 10'-6 1/2" of the minimum required sum of the side yards of 26'-10 1/2" in order to build a two-story structure at 10'-9 1/2" from the south property line, providing a sum of the side yards of 16'-4".

CONTINUED FOR 60 DAYS (FEBRUARY 4, 2011).

D. APPEAL

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6. **FILE NO. 3482** **BEACH TOWING SERVICES OF MIAMI, INC.**
1747-1759 BAY ROAD
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPARTMENT)

The applicant is appealing an administrative determination concerning an application by 1747 Bay Road Properties, LLC for a Conditional Use Permit.

THIS CASE HAS BEEN WITHDRAWN BY THE APPLICANT.

E. **NEXT MEETING DATE**

January 7, 2011

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

FRIDAY, DECEMBER 3, 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

A. **NEW CASES**

1. **FILE NO. FP10-21** **DR. JOSE E. ESCALANTE**

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LOT 4,

625 WEST 47TH STREET
LOT 3 AND THE WEST 2 INCHES OF

IN BLOCK 32 , OF "LAKE VIEW
SUBDIVISION", PLAT BOOK 14, PG
42;
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. FP10-22**

ALESSANDRO RENZETTI /
TWO FIFTY COLLINS, LLC.
250-260 COLLINS AVENUE
LOTS 1 & 2, BLOCK 8,
OF OCEAN BEACH FLORIDA,
PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA

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

APPROVED.

B. CONTINUED CASE / APPEAL

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.)

The applicant is appealing a decision of the Building Director/Designee, to require the proposed renovation/addition to the residence to attain a Flood Plain Management variance.

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WITHDRAWN.

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