

B, CONTINUED CASES

File No.3200: 843 Meridian Avenue

**LOT 13; BLOCK 60
OCEAN BEACH ADDITION NO. 3
PB 2-81; MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the May 5, 2006 meeting.

The applicant is requesting the following variances in order to provide parking for a proposed 3-story addition to an existing historic building:

1. A. A variance to waive 3' – 6" of the required 5' – 0" interior north side yard at-grade parking lot setback in order to provide one parking space.
- B. A variance to waive 3' – 0" of the required 5' – 0" interior south side yard at-grade parking lot setback in order to provide one parking space.
2. A variance to waive 4' – 9" of the required 5' – 0" rear yard at-grade parking lot setback in order to provide one parking space.

APPROVED

5. **FILE NO. 3204** **ELBAZ FAMILY CORP.
1754 BAY ROAD
EAST ½ OF LOT 8; BLOCK 16
ISLAND VIEW SUBDIVISION
MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the June 2, 2006 meeting.

The applicant is requesting the following variance in order to permit the construction of a two (2) story addition to the rear of an existing one (1) story commercial structure:

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

APPROVED.

6. **FILE NO. 3209** **PHILIP SCATURRO
5310 NORTH BAY ROAD
LOT 13; BLOCK 14
LA GORCE GOLF SUBDIVISION
PLAT BOOK 14, PG 43
MIAMI-DADE COUNTY, FLORIDA**

B. CONTINUED CASES**File No.3209: 5310 N. Bay Road**

This case was continued from the June 2, 2006 meeting.

The applicant is requesting the following variances in order to permit the construction of a one (1) and a two (2) story addition to an existing two story single family residence:

1. A variance to waive 4' - 0 ½" of the minimum required sum of the side yard setback of 20' - 5" in order to provide 16' - 4 ½" sum of the side yards.
2. A variance to exceed by 1.6% the maximum permitted lot coverage of 35% in order to build to 36.6% lot coverage.
- 3.

CONTINUED TO AUGUST 4, 2006.

7. FILE NO. 3210

**MR. & MRS. MARK KATSMAN
841 W. 47TH STREET
EAST ½ OF LOT 8 AND ALL OF LOT 9; BLOCK
13 NAUTILUS ADDITION OF MIAMI BEACH
BAYSHORE CO. PB 8-130;
MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the June 2, 2006 meeting.

The applicant is requesting the following variance in order to permit the construction of a two (2) story addition to an existing two story single family residence:

1. A variance to waive 4' - 0" of the minimum required interior side yard setback of 9' - 0" in order to provide 5' - 0" from the east property line to the two story addition, following an existing two story building line.

APPLICANT ASKED FOR CONTINUANCE TO SEPTEMBER 1, 2006 MEETING.

8. FILE NO. 3213

**DR. NOAMAN SANNI
55 PALM AVENUE
LOT 13 & 20 FT. STRIP IN BAY; BLOCK 1
PALM ISLAND
PB 6-54; MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the June 2, 2006 meeting.

B. CONTINUED CASES

The applicant is requesting to withdraw without prejudice.

WITHDRAWN WITHOUT PREJUDICE.

9. **FILE NO. 3215** **ANDREA LOVE SINGER**
 110 – 4TH TERRACE
 LOT 7; BLOCK 8
 SAN MARINO ISLAND
 PB 9-22; MIAMI-DADE COUNTY, FLORIDA

This case was continued from the June 2, 2006 meeting.

The applicant is requesting the following variances in order to permit the construction of a new swimming pool within the required front setback of an existing single family residence:

- 1. A. A variance to waive 10' – 6" of the minimum required front yard setback of 20' - 0" in order to provide 9' - 6" from the front property line to the swimming pool water's edge.

- B. A variance to waive 11' - 6" of the minimum required front yard setback of 20' - 0" in order to provide 8' - 6" from the front property line to the exterior side of the coping.

APPROVED.

C. MODIFICATION

10. **FILE NO. 3182** **RYDER PROPERTIES, LLC**
 d/b/a SOVEREIGN HOTEL
 4385 COLLINS AVENUE
 Parcel 1: Lot 1 less south 75 ft. thereof; Block 39
 Miami Beach ImpCo.'s Oceanfront Sub.
 Parcel 2: All of the southerly 75 ft. of that certain
 tract marked and designated as R.P. Van Camp on
 the amended map of the oceanfront property of the
 Miami Beach Imp. Co.
 Plat Book 5, Pg 7 - 8;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting to modify three previously approved variances as follows:

D. MODIFICATION**File No. 3182: 4385 Collins Avenue**

6. A variance to waive ~~47'-0"~~ 17'-9" of the minimum required interior side tower setback of ~~22'-6"~~ 23'-3" in order to provide a 5'-6" tower setback from the north property line.
7. A variance to waive ~~47'-7"~~ 18'-4" of the minimum required interior side tower setback of ~~22'-6"~~ 23'-3" in order to provide a 4'-11" tower setback from the south property line.
8. A variance to waive all of the required front setback of 20'-0" in order to create at-grade loading areas and provide a FPL electric transformer within the front required setback.

The applicant is requesting the following new variance:

A variance to waive 3' – 0" of the required interior side setback of 5'-0" in order to provide a FPL electric transformer within the side interior required setback.

APPROVED.

E. NEW CASES

11. **FILE NO. 3206** **KENNETH GOLDRING
4490 N. JEFFERSON AVENUE
LOT 21; BLOCK 26
NAUTILUS EXTENSION 4
PLAT BOOK 40 PG 68;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance in order to permit the construction of a metal roof on a new two (2) story single family residence:

1. A variance to waive the requirement that pitched roofs may only be comprised of barrel or cement tile in order to build a metal roof.

CONTINUED TO AUGUST 4, 2006.

12. **FILE NO. 3217** **FRANCISCO VILLASANTE
302 W. SAN MARINO DRIVE
LOT 6; BLOCK 2
SAN MARINO ISLAND
PLAT BOOK 9 PG 22;
MIAMI-DADE COUNTY, FLORIDA**

D. NEW CASES**File No. 3217: 302 W. San Marino Drive**

The applicant is requesting a variance in order to permit the construction of a metal roof on an existing two (2) story single family residence:

1. A variance to waive the requirement that pitched roofs may only be comprised of barrel or cement tile in order to build a metal roof.

CONTINUED TO AUGUST 4, 2006.**13. FILE NO. 3218**

**VICTOR S. VACCARO
1411 BISCAYNE POINTE RD.
LOT 15; BLOCK 10
BISCAYNE POINT
PLAT BOOK 14 PG 35;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to build a wood deck within the required interior side yard on the west side of an existing one (1) story single family residence:

1. A variance to waive 4' - 7 ½" of the minimum required interior side yard setback of 5' - 7 ½" in order to build a raised wood deck and a planter at 1' - 0" from the west property line.

CONTINUED FOR 60 DAYS (SEPTEMBER 1, 2006).**14. FILE NO. 3219**

**FRANK AMEDIA
6301 PINETREE DRIVE
LOTS A & B; BLOCK 1
RESUBDIVISION OF LOT 6 BLOCK 1
BEACH VIEW ADDITION
PLAT BOOK 35 P-56;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a two (2) story accessory guest house and a perimeter privacy wall at the south side of the property, as part of the renovation to an existing single family residence:

1. A variance to waive 7' - 6" of the minimum required side facing the street setback of 15' - 0" in order to build a two (2) story accessory structure at 7' - 6" from the south property line.

D. NEW CASES

File No. 3219: 6301 Pinetree Drive

2. A variance to exceed by 3' - 0" the maximum permitted fence height of 5' - 0" in order to build a fence along the south property line with a height of 8' - 0".

APPROVED.

15. **FILE NO. 3220** **ROSA FLYNN**
1150 71ST STREET
LOT 11 ; BLOCK 11
PLAT BOOK 25 PG 60;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variance, in order to retain a laundry facility structure in the required rear yard of an existing multifamily building:

1. A variance to waive 18' - 8" of the minimum required rear yard setback of 20' - 0" in order to retain a laundry facility structure at 1' - 4" from the south property line.

APPROVED.

16. **FILE NO. 3221** **STEPHEN MUSS**
1800 W. 25TH STREET
EAST ½ OF LOT 5 AND THE WEST
75 FT OF LOT 4; BLOCK 2-H OF ISLAND NO. 2
THIRD REVISED PLAT OF SUNSET ISLANDS
PLAT BOOK 40, PG 8
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit the construction of a one (1) story cabana bath addition to the east side of an existing two story single family residence:

1. A variance to waive 7' - 9 ½" of the minimum required sum of the side yard setback of 31' - 3" in order to provide 23' - 5 ½" sum of the side yards.

APPROVED.

17. **FILE NO. 3222** **BEAULIEU LLC**
510 E. DiLIDO DRIVE
LOT 5; BLOCK 12;

D. NEW CASES

File No. 3222: 510 E. Dilido Drive**SUBDIVISION "DILIDO"
PLAT BOOK 8 PG36
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new two (2) story single family residence:

1. A variance to waive a range of 6' - 6" to 11' - 8" of the minimum required front yard setback for swimming pools and decks of 20' - 0" from the front property line in order to construct a pool and its associated deck at a range of 13' - 6" to 8' - 4" from the deck to the front property line.
2. A variance to waive the requirement that pitched roofs may only be comprised of barrel or cement tile in order to build a metal roof.

VARIANCE NO. 1, APPROVED. VARIANCE NO. 2 CONTINUED TO AUGUST 4, 2006.**18. FILE NO. 3223****GG REALTY, INC
354 WASHINGTON AVENUE
THE NORTH 75 FEET OF BLOCK 50
OF A SUBDIVISION OF BLOCK FIFTY
OCEAN BEACH ADDITION NO. 3
PLAT BOOK 7 P-48;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a four (4) story addition of a multifamily structure along with the renovation of two existing structures:

1. A variance to exceed by 1' - 9 1/2" the maximum allowable projection of 1' - 10 1/2" into the required interior side yard setback in order to provide a projection of 3' - 8" into the south portion of the property.
2. A variance to exceed by 2' - 11" the maximum allowable projection of 1' - 3" into the required front yard setback in order to provide a projection of 4' - 2" into the west portion of the property.
3. A variance to exceed by 5' - 10" the maximum allowable building height of 35' - 0" in order to construct the building at 40' - 10" from grade.

CONTINUED TO AUGUST 4, 2006. CASE TO BE PLACED AT THE BEGINNING OF THE AGENDA.**19. FILE NO. 3225****THE RITZ PLAZA HOTEL**

**1701 COLLINS AVENUE
LOTS 1, 2, 19 AND 20 AND ADJACENT TO AND
CONTIGUOUS WITH THE EASTERLY LINE OF
LOTS 1 & 2 BLOCK 28, FISHER'S FIRST
SUBDIVISION OF ALTON BEACH
PLAT BOOK 2, P 77;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following interior side yard pedestal setback variance from the north interior property line in order to permit the construction of accessibility ramps and stairs as part of the renovations to an existing historic hotel:

1. A variance to waive all of the minimum 8' – 1" required interior side yard pedestal setback in order to permit the construction of accessibility ramp with no setback from the north property line.

APPROVED.

E. NEXT MEETING DATE

August 4, 2006

NOTE: *The Flood Plain Management Board meeting shall begin at the conclusion of the Board of Adjustment agenda.*****

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.



PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION REPORT

FRIDAY, JULY 7, 2006

TO BE HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

FILE NO. FP06-04

**843 MERIDIAN LLC
843 MERIDIAN AVENUE
LOT 13; BLOCK 60
OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2-81
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the improvement to the existing historic building.

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.