



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, FEBRUARY 2, 2007

9:00 A.M.

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

A. PROGRESS REPORT

1. FILE NO. 2881 1229 PARTNERS, LLC
1778-1784 WEST AVENUE
LOT 5; BLOCK 16-A; ISLAND VIEW SUBDIVISION
PB 6-115; MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report in association with this operation which received a variance on September 6, 2002 in order to waive the required side yard setback facing a street in order to allow the construction of this storage warehouse.

NO FURTHER PROGRESS REPORTS UNLESS NOTICES OF VIOLATION ARE ISSUED.

B. CONTINUED CASES

2. FILE NO. 3267 MICHAEL MUSKAT, PHILLIP MUSKAT,
1247 BAYVIEW DEVELOPMENT CORP.
1255 WEST AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION,
PLEASE CONTACT THE PLANNING DEPT.)

This case was continued from the January 5, 2007 meeting.

The applicant is requesting the following variances in order to permit the construction of a new six (6) story multifamily building, to replace two existing single story homes and one existing 2-story building, to be

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

demolished:

1. A variance to waive 2' - 4" of the minimum required drive width of 22' - 0" in order to build a drive with a width of 19' - 8".
2. A variance to waive 4' - 3" of the required interior side yard setback of 5' - 9" at the parking level in order to build two (2) at-grade parking spaces at 1' - 6" from the south property line.
3. A variance to waive 7' - 6" of the minimum tower front setback requirement of 27' - 6" in order to provide a tower setback of 20' - 0" from the west property line.
4. A variance to waive 7' - 6" of the minimum required rear tower setback of 22' - 6" in order to build the rear of the tower portion of the building at 15' - 0" from the east property line.
5. A variance to waive 1' - 4" of the required minimum drive aisle width of 22' - 0" in order to provide a drive aisle of 20' - 8" at the second level of the parking garage.
- ~~6. A variance to exceed the maximum allowable projection of 25% into a required yard in order to allow a projection of 100% into the required side facing the street to the north of the property.~~
- ~~7. A variance to exceed by 1' 2" the maximum allowable walkway width of 3' 0" in order to build a walkway with a width of 4' 2" within the required side yard facing the street at the north side of the property.~~
- ~~8. A variance to exceed the maximum allowable projection of 25% into a required yard in order to allow a projection of 100% into the required front yard to the west of the property.~~
- ~~9. A variance to exceed by a range between 2' 0" and 3' 6" the maximum allowable walkway width of 3' 0" in order to build a walkway with a width of 6' 6" and a ramp with a width of 5' 0" within the required front yard at the west side of the property.~~
- ~~10. A variance to waive 9" of the minimum required interior side tower setback of 10' 0" in order to build the tower portion of the building at 9' 3" from the south property line.~~

VARIANCES 6 THROUGH 10 HAVE BEEN WITHDRAWN BY THE APPLICANT

APPROVED.

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

3. **FILE NO.3273** **MIRTHA C. ECHARTE**
3701 CHASE AVENUE
LOTS 16 AND THE SOUTH 15 FEET OF LOT 15,
BLOCK 7, SUBDIVISION "FIRST ADDITION
TO MID-GOLF SUBDIVISION",
PLAT BOOK 7, PG 161;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the January 5, 2007 meeting.

The applicant is requesting the following variance in order to permit the construction of a single story addition to an existing one story single family home:

1. A variance to waive 10' - 3" of the minimum required side yard facing the street setback of 15' - 0" in order to build a single story addition at 4' - 9" from the south property line.

APPROVED.

4. **FILE NO.3274** **ADAM SIMON**
5901 ALTON ROAD
LOT 9, BLOCK 5,
OF LA GORCE-GOLF-SUBDIVISION,
PLAT BOOK 14, PG 43;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the January 5, 2007 meeting. The applicant is requesting the following variances in order to permit the construction of a two (2) story addition to an existing single story single family home:

1. A variance to exceed by 4.7 the maximum allowable lot coverage of 35% in order to provide a lot coverage of 39.7%.
2. A variance to waive 6' - 10" of the minimum required side yard facing the street setback of 15' - 0" in order to build a new two-story addition at 8' - 2" from the south property line, facing 59th Street.

APPROVED.

C. MODIFICATION

5. **FILE NO.3065** **LEVIEV BOYMELGREEN VITRI DEVELOPERS, LLC**
f/k/a 535 WEST AVENUE, LLC

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

**500-550 ALTON ROAD AND 517-547 WEST AVE
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPARTMENT)**

The applicant is requesting a modification to a condition of approval for a variance associated with the construction of a new seven (7) story mixed use building:

The applicant is requesting a modification of the original Order dated December 3, 2004 to permit 18 months within which to obtain a full building permit and to modify the January 6, 2006 Modification/Extension of Time Order to permit the applicant one year, up to June 3, 2007, in which to obtain a full building permit and to complete the project by December 3, 2009.

APPROVED. PROJECT MUST BE COMPLETED BY MAY 1, 2009.

D. NEW CASES

5. **FILE NO.3278** **OASIS DREXEL, LLC
1330 DREXEL AVENUE
LOT 4 AND 5, BLOCK 39,
OCEAN BEACH ADDITION NO. 3,
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of two (2) concrete block enclosures to house a water heater and a trash container covered enclosure at the rear of an existing multifamily residential building:

1. A variance to waive 2' - 6" of the minimum required interior side setback of 7' - 6" in order to build a water heater enclosure at 5' - 0" from the south property line, following the existing building line.
2. A variance to waive 21' - 6" of the minimum required rear yard setback of 22' - 6" in order to build the water heater and a trash container covered enclosure at 1' - 0" from the rear property line.

APPROVED.

6. **FILE NO.3282** **BERNARD AND MARY LEVINE
266 SOUTH COCONUT LANE
LOTS 13 AND 14, AND 20' STRIP OF
SEAWARD SIDE OF ADJACENT,
BLOCK 2D, ENTITLED AMENDED RIVERA
AND THE FIRST AND SECOND ADDITIONS,**

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

**PLAT BOOK 32, PG 37;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the construction of a two story addition to the front of an existing two story residence:

1. A variance to waive 2' - 6" of the minimum interior side yard setback requirement of 10' - 0" in order to provide a 7' - 6" setback from the east property line to the proposed two story addition, following the existing building line.

APPROVED.

7. **FILE NO.3283** **ROSA MARTINEZ AND MICHELLE McGUINNESS
845 82ND STREET AND 8225 HAWTHORNE AVE.
LOT 1, BLOCK 11, OF BISCAYNE BEACH
FIRST ADDITION, PLAT BOOK 47, PG 19;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a six (6) townhouse unit, four (4) story multifamily residential building:

1. A variance to waive 10' - 0" of the minimum required front yard setback of 20' - 0", in order to build the pedestal of the building at 10' - 0" from the south property line, facing 82nd Street.
2. A variance to waive 2' - 4" of the minimum required rear yard setback of 5' - 0" for at-grade parking in order to provide the drive access to the internal parking spaces at 2' - 8" from the north property line.
3. A variance to waive 10' - 0" of the minimum required drive width of 22' - 0" for two-way traffic in order to provide a drive width of 12' - 0".
4. A variance to waive 6' - 6" of the minimum required interior drive aisle width of 22' - 0" in order to build the interior drive aisle with a width of 15' - 6".

CONTINUED FOR 30 DAYS (MARCH 2, 2007).

8. **FILE NO.3284** **CARILLON SOUTH JOINT VENTURE, LLC.
6801 COLLINS AVENUE
THE NORTH 25 FEET OF LOT 48,
ALL OF LOTS 49 THROUGH 53, INCLUSIVE,
IN BLOCK 1 OF AMENDED SECOND**

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

OCEAN FRONT SUBDIVISION, PLAT BOOK 28, PG 28 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to permit the relocation of allowable business signage and to exceed their maximum permitted size:

1. A variance to permit the relocation of an allowed ground level main permitted use flat sign facing the Atlantic Ocean to the south wall, above the ground floor, and not facing the street.
2. A variance to exceed by 17.9 square feet the maximum permitted flat sign size of 30 square feet in order to provide a sign with 47.9 square feet.

APPROVED.

9. **FILE NO.3285** **OASIS DREXEL, LLC
1340 DREXEL AVENUE
LOT 4 AND 5, BLOCK 39,
OCEAN BEACH ADDITION NO. 3,
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of two (2) concrete block enclosures to house a water heater and a trash container covered enclosure at the rear of an existing multifamily residential building:

1. A variance to waive 2' - 1" of the minimum required interior side setback of 7' - 6" in order to build a covered trash container enclosure at 5' - 5" from the south property line.
2. A variance to waive 21' - 6" of the minimum required rear yard setback of 22' - 6" in order to build the water heater enclosure and the trash container covered enclosure at 1' - 0" from the rear property line.

APPROVED.

E. NEXT MEETING DATE

March 2, 2007.

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FEBRUARY 2, 2007

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\zba\AFTERAC\aftFebruary, 2007.doc



FLOOD PLAIN MANAGEMENT BOARD **AFTER ACTION REPORT**

FRIDAY, FEBRUARY 2, 2007
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

1. **FILE NO. FP07-02** **2901 BEACH VENTURES LLLP**
2911 INDIAN CREEK DRIVE
(2912 COLLINS AVENUE)
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION,
PLEASE CONTACT THE PLANNING DEPT.)

This case was continued from the January 5, 2007 meeting.

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the partial demolition and renovation of two (2), two-story structures.

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.

F:\PLAN\szba\AFTERAC\aftFPMBFebruary, 2007.doc