



**BOARD OF ADJUSTMENT**

**AFTER ACTION REPORT**

**FRIDAY, MARCH 7, 2008**

**9:00 A.M.**

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

**A. PROGRESS REPORT**

1. **FILE NO. 3291**      **SOUTH BEACH HEIGHTS I, LLC.  
600 ALTON ROAD  
LOTS 1 THROUGH 7, INCLUSIVE  
AND LOTS 20 THROUGH 32, INCLUSIVE,  
BLOCK 2, "AMENDED PLAT  
FLEETWOOD SUBDIVISION"  
PLAT BOOK 28, PG 34;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of variances granted on August 3, 2007, for directional signage.

***PROGRESS REPORT DUE IN 90 DAYS (JUNE 6, 2008).***

**B. MODIFICATION**

2. **FILE NO. 3075**      **ATLANTIC SUNSET BAY, LLC  
6800 INDIAN CREEK DRIVE  
LOTS 35, 36 and 37; BLOCK 3  
AMENDED PLAT OF 2<sup>ND</sup> OCEANFRONT SUB.  
PB 28-28; MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the February 1, 2008 meeting.

The applicant is requesting a modification to a condition of approval for variances associated with the construction of a new fourteen (14) story,

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eighty (80) unit residential building. Modification 2 of the February 3, 2006 Modification Order require that the project be completed by January 7, 2008. The applicant is requesting to modify the completion date to January 7, 2010.

Modification Number 2 approved as part of the Modification Order issued on February 3, 2006, would be revised as follows:

2. The project shall be completed by January 7, ~~2008~~ 2010.

**THIS CASE HAS BEEN WITHDRAWN BY THE APPLICANT.**

**C. CONTINUED CASE**

3. **FILE NO. 3335**      **PEDRO ADRIAN, TRUSTEE  
ADRIAN MARIA ADRIAN ALMEIDA TRUST  
210 PALM AVENUE  
LOT 38 BLOCK 2 OF "PALM ISLAND"  
PLAT BOOK 6, PG 54;  
MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the February 1, 2008 meeting.

The applicant is requesting the following variance in order to permit the placement of an emergency generator and condensing units on the northwest side of a new single family residence:

1. A variance to waive 1' - 0" of the minimum setback requirement of 10' - 0" from an interior property line, in order to locate an emergency generator and condensing units at 9' - 0" from the northwest property line.

**CONTINUED FOR 30 DAYS (APRIL 4, 2008).**

**D. NEW CASES**

4. **FILE NO.3343**      **MARK TOBIN AND CHRISTINE FERRARI TOBIN  
5410 NORTH BAY ROAD  
LOT 6, BLOCK 14, LA GORCE  
GOLF SUBDIVISION  
PLAT BOOK 14, PG 43;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to build two, two-story garage structures, replacing the existing one-story garages and

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to locate a new generator on a property with an existing two-story single family home:

1. A variance to waive 3' - 0" of the minimum required interior side setback of 8' - 3" at the north side of the property in order to build a two-story structure at 5' - 3" from the north property line.
2. A variance to waive 3' - 1" of the minimum required interior side setback of 8' - 3" at the south side of the property in order to build a two-story structure at 5' - 2" from the south property line.
3. A variance to waive 10 - 2 ½" of the minimum required sum of the side yards of 20' - 7 ½" in order to provide 10' - 5" as the sum of the side yards.
4. A variance to exceed by 5.6% the maximum lot coverage of 35% in order to provide a lot coverage of 40.6%.
5. A variance to waive 5'- 0" ~~10'-0"~~ of the required front yard setback of 20'-0" in order to locate a generator at 15'-0" ~~10'-0"~~ from the front (east) property line.
6. A variance to waive 5'-3" ~~6'-3"~~ of the minimum required interior side setback of 8'-3" in order to locate a generator at 3'-0" ~~2'-0"~~ from the north property line.

**VARIANCES NO. 1, NO. 2., NO. 3, AND NO. 4 WERE APPROVED.**  
**VARIANCES NO. 5 AND NO. 6 WERE APPROVED WITH MODIFIED**  
**CONDITIONS.**

5. **FILE NO.3344**      **ISAAC AND TERA KODSI**  
                                 **4412 NORTH BAY ROAD**  
                                 **LOT 31, BLOCK 1,**  
                                 **OF NAUTILUS SUBDIVISION**  
                                 **PLAT BOOK 8, PG 95;**  
                                 **MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to build an addition to an existing two-story home, which will be substantially demolished:

1. A variance to waive 5' - 0" of the minimum required interior side setback of 10' - 0" in order to expand the existing living room at the ground floor and a balcony above it, and to build a covered porch, also with a balcony above, facing west, at 5' - 0" from the south property line, following the existing building line.

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2. A variance to waive 5' - 0" of the minimum setback requirement of 10' - 0" from an interior property line, in order to locate condensing units at 5' - 0" from the south property line.

**CONTINUED FOR 30 DAYS (APRIL 4, 2008).**

**E. APPEALS**

6. **FILE NO. 3336**      **WILLIE FLOYD**  
70 FISHER ISLAND  
LINDISFARNE ON FISHER ISLAND SEC 9  
PB 149-86T-19314 PORTION OF LOTS 8 9 & 10 &  
ALL LOTS 11 & 12 BLK 1 & PORTION OF TRS A9  
& B-9 DESC BEG NE COR OF LOT 12 TH S 24  
DEG W 151.94FT S 04 DEG E  
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the February 1, 2008 meeting.

An appeal of an administrative decision of the Planning Director, in regards to the zoning approval for building permit application BMS0702449 for the construction of the Palazzo del Sol condominium apartment building project at the subject address.

**DENIED.**

7. **FILE NO. 3341**      **WILLIE FLOYD**  
1 FISHER ISLAND  
PORTION OF LINDISFARNE ON FISHER ISLAND  
SEC 9 PB 149-86  
MIAMI-DADE COUNTY, FLORIDA

An appeal of an administrative decision of the Planning Director, in regards to the zoning approval for building permit application B0800571 for the construction of the Palazzo del Luna condominium apartment building project at the subject address.

**DENIED.**

**F. NEXT MEETING DATE**

April 4, 2008

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*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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## PLANNING DEPARTMENT

### FLOOD PLAIN MANAGEMENT BOARD AFTERACTION REPORT

FRIDAY, MARCH 7, 2008

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. APPEALS

1. FILE NO. FP08-01                      **WILLIE FLOYD**  
**70 FISHER ISLAND**  
**LINDISFARNE ON FISHER ISLAND**  
**SEC 9 PB 149-86 T-19314 PORTION OF**  
**LOTS 8 9 & 10 & ALL LOTS 11 & 12 BLK 1 &**  
**PORTION OF TRS A9 & B-9 DESC BEG NE**  
**COR OF LOT 12 TH S 24 DEG W 151.94FT S**  
**04 DEG E; MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the February 1, 2008 meeting.

The applicant is appealing a decision of the Building Official, associated with approval of building permit BMS0702449, permitting the subject building's basement floor to be constructed at below base flood elevation.

**CONTINUED FOR 30 DAYS (APRIL 4, 2008).**

2. FILE NO. FP08-04                      **WILLIE FLOYD**  
**1 FISHER ISLAND**  
**PORTION OF LINDISFARNE**  
**ON FISHER ISLAND**  
**SEC 9 PB 149-86**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is appealing a decision of the Building Official, associated with approval of building permit B0800571, permitting the subject building's basement floor to be constructed at below base flood elevation.

**CONTINUED FOR 30 DAYS (APRIL 4, 2008).**

*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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