



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, APRIL 4, 2014

9:00 A.M.

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

Note: Mr. Fox and Mr. Colin were absent.

A. CONTINUANCES/WITHDRAWALS

1. File No. 3646 (Appeal)
The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland
5937-5959 Collins Avenue
Continued to the May 2, 2014 meeting –Goldberg/Tandy 5-0.
2. File No. 3650
Christian de Berdouare and Jennifer Valoppi
5750 North Bay Road
Continued to the July 11, 2014 meeting –Goldberg/Tandy 5-0.
3. File No. 3697
Steven Tabeeek / TF Capital Holdings, LLC.
161 Ocean Drive
Removed from agenda. Variance not needed.
4. File No. 3699
Newcomers Properties, LLC.- Christian and Laure Demazieres
1411 Stillwater Drive
Continued to the May 2, 2014 meeting –Baron/Preira 5-0.

B. NEW CASES

1. File No. 3673
Alton Sobe, LLC.
929 Alton Road

BOARD OF ADJUSTMENT AFTER ACTION REPORT

APRIL 4, 2014

The applicant is proposing a new five (5) story mixed use building including commercial space at the ground floor and residential units on the upper four (4) floors, with mechanical parking, located in a basement level.

The applicant is requesting the following variances:

1. A variance to waive 6'-4" of the minimum required front pedestal setback of 20'-0" for residential uses in order to build a new five (5) story mixed-use building at 13'-8" from the front property line, facing Alton Road.
2. A variance to exceed by 18.9% (2'-7") the maximum allowable projection of 25% (3'-5") of the proposed front pedestal setback of 13'-8" in order to build balconies with 43.9% (6'-0") of encroachment into the front yard, facing Alton Road.
3. A variance to waive the parking requirement for an off-street loading space in order to build a new 5-story mixed use building with no off-street loading space.

Approved –Baron/Tandy 5-0.

2. File No. 3698
Dollar Star of Washington Avenue, Inc.
1421 Washington Avenue

The applicant is requesting the following variance in order to sell wine for off-site consumption:

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 wine for off-site consumption with a distance of 100 feet to the school.

Approved with modified conditions –Tandy/Preira 5-0.

3. File No. 3700
IMNY South Beach, LLC.
d/b/a Il Mulino New York
840 1st Street

The applicant is requesting a variance for the construction of an addition to the rear of the building, facing the alley for a new restaurant.

The applicant is requesting the following variance:

1. A variance to waive 5'-0" of the minimum required rear pedestal setback of 5'-0" in order to build an addition up to the rear property line, facing the alley for a new restaurant.

Approved –Goldberg/Tandy 5-0.

4. File No. 3701
Wayne Boich
4700 North Bay Road

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The applicant is requesting to install lighting fixtures associated with a tennis court at 7'-6" from the side property line.

The applicant is requesting the following variance:

1. A variance to waive 22'-7" of the minimum required side setback of 30'-1" for light poles which are approximately 20'-0" in height, in order to install lighting fixtures for an associated tennis court on a single family home property at 7'-6" from the north property line.

Approved –Preira/Goldberg 5-0.

C. NEXT MEETING DATE

Friday, May 2, 2014

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

AFTER ACTION REPORT

FRIDAY, APRIL 4, 2014

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

Note: Mr. Fox and Mr. Colin were absent.

A. CONTINUANCES

**BOARD OF ADJUSTMENT AFTER ACTION REPORT
APRIL 4, 2014**

1. FP14-02:

**Samuel Reich
3437 Prairie Avenue**

Continued to the May 2, 2014 meeting –Goldberg/Baron 5-0.

2. FP14-03

**4701 North Meridian, LLC., c/o Ophir Sternberg
4701 North Meridian Avenue**

Continued to the May 2, 2014 meeting –Goldberg/Tandy 5-0.

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