



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, APRIL 9, 2010

9:00 A.M.

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

A. PROGRESS REPORT

1. **FILE NO.3370** **PLAZA HOTEL, LLC.
418-422 & 426 MERIDIAN AVENUE
LOT 3-4, BLOCK 75 OF OCEAN BEACH ADDITION
NO. 3, PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a modification/extension of time granted on November 6 2009, regarding the construction of a new, four-story structure. The progress report is required to address possible violations of the conditions of the variance order.

PROGRESS REPORT DUE IN 30 DAYS (MAY 7, 2010).

B. EXTENSIONS OF TIME

2. **FILE NO. 3094** **STONE DEVELOPMENT, LLC
EDUARDO DARER
945 JEFFERSON AVENUE
LOT 14; BLOCK 70; OCEAN
BEACH ADDITION NO. 3,
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

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The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a seven (7) unit, four (4) story multifamily building:

The Modification Order dated April 3, 2009, required that the project be completed by April 3, 2010. The applicant is hereby requesting to modify the completion date to October 3, 2010.

APPROVED.

3. **FILE NO. 3392** **PUBLIX SUPERMARKETS, INC.**
6876 COLLINS AVENUE
LOT 1, 2, AND 5, 6, 7, 8, 9, 10, 11, 12, BLOCK "C",
CORRECTED PLAT OF ATLANTIC HEIGHTS,
PLAT BOOK 9, PG 14; DADE COUNTY, FLORIDA.
AND LOTS 13, 14, 15, AND 16 AND LOTS 19, 20,
21, AND 22, BLOCK 6 AMENDED PLAT OF
SECOND OCEAN FRONT SUBDIVISION,
PLAT BOOK 28, PG 28; DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a new 2-story supermarket and retail structure, which will replace the existing single story structure, to be demolished:

Condition number 7 of the Order dated December 5, 2008, requires that a full building permit for the project be obtained on or before June 5, 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 June 5, 2011.

APPROVED.

C. NEW CASES

4. **FILE NO. 3447** **MARCELLO BARBA, FRANK RODRIGUEZ**
& ESTATE OF SIMON & HELEN SILBERG
C/O SANDRA COHEN / B BEY APARTMENTS
1310 15TH STREET
THE E. 30 FT. OF LOT 6 AND THE W. 20 FT. OF
LOT 7, BLOCK 79-A OF ALTON BEACH REALTY
COS. BAY FRONT SUBDIVISION;
PLAT BOOK 16, PG 1;
MIAMI-DADE COUNTY, FLORIDA

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The applicant is requesting the following variances in order to build four parking spaces within the required front yard of an existing two-story building:

1. A variance to waive 5'-0" of the required front setback of 20'-0" in order to allow the construction of parking spaces in front of the legal nonconforming building at 15'-0" from the front property line.
2. A variance to exceed by two (2) the maximum number of vehicles allowed to be parked within the required front setback in order to provide four (4) parking spaces.
3. A variance to exceed by 14'-6" the maximum permitted curb cut width of 17'-0" in order to build a curb cut 31'-6" wide facing 15th Street.
4. A variance to waive 7'-6" of the minimum required off-street parking length of 18'-0" in order to provide four (4) off-street parking spaces with a length of 10'-6" (within private property).

APPROVED.

5. **FILE NO. 3451** **ALEJANDRO APARICIO**
 5931 LA GORCE DRIVE
 LOT 4, BLOCK 7 OF
 "BEACH VIEW ADDITION"
 PLAT BOOK 16, PG 10;
 MIAMI-DADE COUNTY, FLORIDA

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

1. A variance to waive 11'-6" of the minimum required rear yard setback of 20'-0" in order to provide a rear setback of 8'-6" from the rear property line.

APPROVED.

6. **FILE NO. 3452** **STEVEN TALLENT**
 55 LA GORCE CIRCLE
 LOT 11, , BLOCK 10
 OF LA GORCE ISLAND
 PLAT BOOK 34, PG 83;
 MIAMI-DADE COUNTY, FLORIDA

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The applicant is requesting the following variance in order to place an emergency generator within the required front and interior side yard setbacks:

1. A variance to waive 8' - 4 ½" of the minimum required interior side yard setback of 13' - 4 ½" in order to place an emergency generator at 5'-0" from the south property line.
2. A variance to waive 5'-0" of the minimum required front yard setback of 20'-0" in order to place the generator at 15'-0" from the front property line, Sheffield Lane

APPROVED.

7. **FILE NO. 3453** **E. SCOTT BEATTIE**
 230 E. RIVO ALTO DRIVE
 LOTS 5, 6 AND 7, , BLOCK 8,
 PLAT OF RIVO ALTO;
 PLAT BOOK 7, PG 74;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to build a two-story addition to an existing three-story single family residence:

1. A variance to waive 5'-0" of the minimum required front yard setback of 20'-0" in order to build a two-story addition at 15'-0" from the south property line, facing the Venetian Causeway.

APPROVED.

D. NEXT MEETING DATE

May 7, 2010

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, APRIL 9, 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

1. **FILE NO. FP10-01** **MARK AND LISA SANDERS**
1509 NORTH VIEW DRIVE
THE EAST ½ OF LOT 5 AND ALL OF LOT 6,
IN BLOCK 1E, OF ISLAND NUMBER ONE
OF 3RD REVISED PLATO F SUNSET ISLAND
PLAT BOOK 40, PG 8;
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. FP10-05** **R & M DEVELOPMENT CORP.**
1542-1544 WASHINGTON AVENUE
LOT 6, BLOCK 58, LESS THE EAST
85 FEET OF THE SOUTH 18 FEET
OF THE NORTH 47 FEET THEREOF,
OF PINE RIDGE SUBDIVISION,
PLAT BOOK , PAGE 34;
MIAMI-DADE COUNTY, FLORIDA

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

APPLICANT REQUESTED CONTINUANCE TO THE MAY 7, 2010 MEETING.

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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