



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, MARCH 12, 2010

9:00 A.M.

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

A. INTRODUCTION OF NEW OPERATOR

1. **FILE NO. 2144** **2020 VENTURES, LLC.**
formerly McCrory Associates, Ltd.
1437-1439 WASHINGTON AVENUE
THE WEST 12.5 FT OF LOT 3, AND ALL
OF LOTS 4 AND 5; BLOCK 2B,
ESPANOLA VILLAS, PLAT BOOK 7, PG 145;
MIAMI-DADE COUNTY, FLORIDA

The new tenant, 2020 Ventures, LLC. shall introduce itself to the Board as the subsequent operator of the business located at 1437-1439 Washington and advise the Board of their understanding of the conditions listed in the Order, which was originally granted to McCrory Assoc., Ltd. on September 7, 1990, regarding a variance to waive the minimum distance separation required between a business to sell/serve alcoholic beverages, and an educational facility. The new operator shall also describe the current operation.

THE NEW OPERATOR INTRODUCED HIMSELF TO THE BOARD.

B. NEW CASES

2. **FILE NO.3374** **ST. JOHN'S ON THE LAKE METHODIST CHURCH**
FIRST METHODIST CHURCH OF MIAMI BEACH, INC.
4764 PINETREE DRIVE

**LOTS 14, 15 AND 16, BLOCK 32 OF
"LAKE VIEW SUBDIVISION"
PLAT BOOK 14, PG 42;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a new two-story classroom addition and the upgrade of the parking lot as part of the expansion of the existing Montessori School:

Condition number 6 of the Order dated September 5, 2008, requires that a full building permit for the project be obtained on or before March 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 March 5, 2011.

APPROVED.

3. **FILE NO. 3448** **CHARLES P. WALLACE
4435 NAUTILUS DRIVE
LOT 1, BLOCK 22, OF NAUTILUS
EXTENSION THIRD,
PLAT BOOK 34, PG 98;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the construction of a swimming pool and its associated deck within the required front yard of an existing single family residence:

1. A variance to waive 12'-0" and 13'-0" of the required 20'-0" minimum front yard setback for a swimming pool and its associated deck in order to build the coping and pool deck at 6'-0" and the water's edge at 7'-0" at its closest point to the front (northwest) property line, facing Michigan Avenue.
2. A variance to waive 4'-0" of the minimum required interior side yard setback for a pool deck of 7'-6" in order to build the swimming pool deck at 3'-6" from the interior side property line.

APPROVED.

4. **FILE NO. 3449** **12TH AND COLLINS REAL ESTATE, LLC.
1201 COLLINS AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPT.)**

The applicant is requesting the following variances in order to permit a

temporary parking lot at the subject location:

1. A variance to waive 2'-0" of the required interior drive aisle width of 22'-0" in order to provide 20'-0" interior drive aisle at the valet-only (west side) component of the site.
2. A variance to waive 2'-4 1/2" of the minimum depth of a valet parking space of 16'-0" in order to provide tandem parking valet spaces with a total depth of 27'-3" (13'-7 1/2" is the proposed depth of each)
3. A variance to waive 2'-11" of the required interior drive aisle width of 22'-0" in order to provide 19'-1" interior drive aisle at the self-parking (east side) component of the site.

APPROVED.

5. **FILE NO. 3450** **E.D.Y., INC.**
1155 COLLINS AVENUE
LOTS 13 AND 14, BLOCK 16,
"OCEAN BEACH ADDITIONAL NO. 2",
PLAT BOOK 2, PG 56;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit a temporary all-valet parking lot at the subject location:

1. A variance to waive 2'-8 1/2" of the minimum depth of a valet parking space of 16'-0" in order to provide tandem parking valet spaces with a total depth of 26'-7" (13'-3 1/2" is the proposed depth of each).

APPROVED.

C. NEXT MEETING DATE

April 9, 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, MARCH 12, 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.

THE APPLICANT REQUESTED CONTINUANCE TO THE APRIL 9, 2010 MEETING.

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