



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, MAY 7, 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.

CONTINUED TO THE JUNE 4, 2010 MEETING.

B. EXTENSION OF TIME

- 2. FILE NO.3379 PROJECT MADISON, LLC.
304-312 OCEAN DRIVE
LOT 8, LESS THE SOUTHEASTERLY
15 FEET THEREOF, IN BLOCK 4,
OF OCEAN BEACH, FLORIDA,
PLAT BOOK 2, PG 38, MIAMI-DADE COUNTY,**

BOARD OF ADJUSTMENT AFTER ACTION REPORT
MAY 7, 2010

FLORIDA AND LOT 7, LESS THE EASTERLY 12 FEET THEREOF, IN BLOCK 4, OF OCEAN BEACH, FLORIDA, PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA

CONTINUED TO THE JUNE 4, 2010 MEETING DUE TO ERROR IN NOTICING.

C. NEW CASES

3. **FILE NO.3455** **3193 ROYAL PALM AVENUE, LLC.**
3193 ROYAL PALM AVENUE
LOT 13, BLOCK 45, OF "PLAT OF ORCHARD
SUBDIVISION NO. 1"
PLAT BOOK 6, PG 111;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to build a swimming pool and its associated deck within the required interior side and rear yards of an existing single family residence:

1. A. A variance to waive 2'-2" of the required 7'-6" minimum interior side yard setback in order to build the swimming pool deck/coping at 5'-4" from the south property line.

 B. A variance to waive 2'-4" of the required 9'-0" interior side yard setback to the waterline in order to build the waterline of the swimming pool at 6'-8" from the south property line.

2. A. A variance to waive 1'-0" of the required 6'-0" minimum rear yard setback in order to build the swimming pool deck/coping at 5'-0" from the east property line.

 B. A variance to waive 1'-2" of the required 7'-6" minimum rear yard setback to the waterline in order to build the waterline of the swimming pool at 6'-4" from the east property line.

VARIANCE NO. 1, A & B WERE DENIED. VARIANCE NO. 2, A & B WERE APPROVED.

4. **FILE NO.3456** **ADAN BELTRAN**
8143 HARDING AVENUE
LOT 6 LESS THE WEST 2.50' FEET
THEREOF, IN BLOCK 1, OF "PLAT OF

BOARD OF ADJUSTMENT AFTER ACTION REPORT
MAY 7, 2010

**HAYNSWORTH BEACH SUBDIVISION,
PLAT BOOK 41, PG 2;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to build a three-story plus rooftop terrace, six-unit residential building:

1. A variance to waive 211 s.f. of the minimum required lot size of 5,600 s.f. in order to build on a platted lot of 5,389 s.f.
2. A variance to waive a range between 8'-11" and 14'-6" of the minimum required front yard setback of 20'-0" in order to build at 11'-1" from the front property line facing Harding Avenue and at 5'-6" at the curved portion of the lot.
3. A variance to waive all of the minimum rear parking setback of 5'-0" in order to provide parking up to the rear property line.
4. A variance to waive 6'-0" of the minimum required rear pedestal setback of 11'-0" in order to build the east façade of the building at 5'-0" from the rear property line.
5. A variance to exceed by 2'-9 1/2" the maximum permitted allowable projection into the required side yard facing the street of 1'-10 1/2" in order to project 4'-8" facing 82nd Street.
6. A variance to exceed by 5'-0 1/2" the maximum permitted allowable projection into the required side yard facing the street of 2'-7 1/2" in order to project 7'-8" with the stairs facing Harding Avenue.

CONTINUED TO THE AUGUST 6, 2010 MEETING.

5. **FILE NO. 3457** **WALGREEN CO.**
4049 PINE TREE DRIVE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)

The applicant is requesting the following variance in order to sell/serve beer and wine at an existing Walgreens:

1. A variance to waive 292 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages and an existing religious institution, All Souls Episcopal Church, in order to sell alcoholic beverages for off-premise consumption within an

BOARD OF ADJUSTMENT AFTER ACTION REPORT
MAY 7, 2010

existing Walgreens with a distance of 8 feet to the religious institution.

CONTINUED TO THE JUNE 4, 2010 MEETING.

6. **FILE NO.3458** **LA GORCE COUNTRY CLUB, INC.**
5685 ALTON ROAD
PORTION OF THE SOUTHEAST ¼ OF SECTION
15, TOWNSHIP 53 SOUTH, RANGE 42 EAST AND
A PORTION OF LOTS 5, 6, 7, 8 AND 9, IN BLOCK
9, OF “LA GORCE-GOLF-SUBDIVISION”,
PLAT BOOK 14, PG 43;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to build a one-story tennis center at the existing La Gorce Country Club.

1. A variance to waive 31'-0" of the minimum required setback from Alton Road of 125'-0" in order to build the structure at 94'-0" from the property line facing Alton Road.

APPROVED.

D. NEXT MEETING DATE

June 4, 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, MAY 7, 2010

BOARD OF ADJUSTMENT AFTER ACTION REPORT
MAY 7, 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. FP10-05** **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.

APPLICATION WITHDRAWN.

2. **FILE NO. FP10-04** **3193 ROYAL PALM AVENUE, LLC.**
3193 ROYAL PALM AVENUE
LOT 13, BLOCK 45, OF
“PLAT OF ORCHARD
SUBDIVISION NO. 1”
PLAT BOOK 6, PG 111;
MIAMI-DADE COUNTY, FLORIDA

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

APPROVED.

3. **FILE NO. FP10-06** **CITY OF MIAMI BEACH –**
CIP DEPARTMENT
225 WASHINGTON AVENUE
PORTION OF LOT 11 AND 12, BLOCK 8,

OCEAN BEACH FLA,
PLAT BOOK 2, PAGE 38;
MIAMI-DADE COUNTY, FLORIDA

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

BOARD OF ADJUSTMENT AFTER ACTION REPORT
MAY 7, 2010

THIS CASE HAS BEEN WITHDRAWN.

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