



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

WEDNESDAY, SEPTEMBER 1, 2010

9:00 A.M.

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

A. PROGRESS REPORT

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

The applicant will present a progress report associated with the approval of the variances granted on June 4, 2010 to waive the minimum required distance separation between a business that sells alcoholic beverages and an existing religious institution, and distance separation from an educational facility.

**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS
RELATED TO THE VARIANCE GRANTED ARE ISSUED.**

B. NEW CASES

2. **FILE NO. 3471** **JACOB NEISS, PRESIDENT
CHARLES BERNARD, LMT.
4300-4332 COLLINS AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPARTMENT).**

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The applicant is requesting the following variance in order to permit the removal of the partially constructed residential units on the third to the fifth floors of the building facing Indian Creek Drive and replace them with additional parking spaces:

1. A variance to waive the requirements of Section 142-219, which requires residential uses above the first level along every façade facing a waterway, in order to remove the partially constructed residential units on the third to the fifth floors of the building facing Indian Creek Drive and replace them with additional parking spaces

APPROVED.

3. **FILE NO. 3472** **JOSE LUIS RODRIGUEZ**
2655 NORTH BAY ROAD
LOT 15, IN BLOCK 13, OF AMENDED
PLAT OF SUNSET LAKE SUBDIVISION,
PLAT BOOK 8, PG 52;
MIAMI-DADE COUNTY, FLORIDA

THE APPLICANT REQUESTED CONTINUANCE TO THE OCTOBER 8, 2010 MEETING.

4. **FILE NO. 3474** **GREENVIEW HOTEL, LLC.**
1671 WASHINGTON AVENUE
LOT 18, IN BLOCK 31, OF "FISHER'S
FIRST SUBDIVISION OF ALTON BEACH",
PLAT BOOK 2, PG 77;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to permit the construction of a rooftop addition:

1. A variance to waive 2'-6" of the minimum required interior side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the north property line.
2. A variance to waive 10'-0" of the minimum required rear yard setback of 15'-0" in order to build the rooftop addition at 5'-0" from the east property line.
3. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 330-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to provide 83.3% of the total number

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of units, inclusive of the new rooftop addition, to be under 335 s.f. , with the smallest hotel unit at 185 s.f. and to provide 16.7% of all units, inclusive of the new rooftop addition, to be 335 s.f. or more.

Specifically, the existing unit breakdown is:

43 of the existing 45 units are between 185 s.f. and 255 s.f. (95.6%)

2 of the existing 45 units are 510 s.f. (0.04%)

The new units within the rooftop addition breakdown is:

2 of the proposed 9 units will be 300 s.f. (22%)

7 of the proposed 9 units will be 335 s.f. or more (78%)

APPROVED.

C. NEXT MEETING DATE

October 8, 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

WEDNESDAY, SEPTEMBER 1, 2010

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

1. **FILE NO. FP10-13** **DELPHINE DRAY**
 2740 NORTH BAY ROAD
 LOT 10, IN BLOCK 12 OF "AMENDED
 PLAT OF SUNSET LAKE SUBDIVISION"
 PLAT BOOK 8, PG 52;
 MIAMI-DADE COUNTY, FLORIDA
 (FOR COMPLETE LEGAL DESCRIPTION
 PLEASE CONTACT THE PLANNING DEPT.)

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 OCTOBER 8, 2010 MEETING.

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