



# MIAMI BEACH

PLANNING DEPARTMENT

## BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

FRIDAY, JANUARY 10, 2014  
9:00 A.M.

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

#### **A. CONTINUANCES/WITHDRAWALS**

1. File No. 3650  
Christian de Berdouare and Jennifer Valoppi  
5750 North Bay Road  
*Applicant requested continuance to the February 7, 2014 meeting –Urquisa/Leser 6-0.*
2. File No. 3661  
Deauville Hotel  
6701 Collins Avenue  
*Applicant requested continuance to the February 7, 2014 meeting –Rosenfeld/Leser 6-0.*
3. File No. 3662  
Christopher Bosh  
6396 North Bay Road  
*This case was withdrawn by the applicant.*
4. File No. 3673  
Alton Sobe, LLC.  
929 Alton Road  
*Continued to the March 7, 2014 meeting-Leser/Rosenfeld 6-0.*

#### **B. MODIFICATION**

1. File No. 3648  
Chisholm Properties South Beach Inc.  
1717 Collins Ave

The applicant, Chisholm Properties South Beach Inc., is requesting a modification to a previously approved variance in order to place a monument sign at the front of the property.

# BOARD OF ADJUSTMENT AFTER ACTION

## JANUARY 10, 2014

1. A variance to waive 5'-0" 8'-6" of the minimum required front yard setback of 10'-0" in order to place a monument sign at 5'-0" 1'-6" from the front property line.

**Approved –Preira/Rosenfeld 6-0.**

### **C. NEW CASES**

2. **File No. 3645**  
**Boos Development Group**  
**1475 Collins Ave**

The applicant, Boos Development Group, is requesting the following variances in order to permit the construction of a new two-story CVS retail store:

1. A variance to waive all of the minimum required 20'-0" front pedestal setback in order to build the structure up to the west property line, facing Collins Avenue.
2. A variance to waive the requirement of having one open courtyard, 10 feet in width and a minimum area of three square feet for every linear foot of lot frontage (304.2 s.f. for a lot width of 101.4 feet), facing Collins Avenue.
3. A variance to waive all of the required side yard facing the street pedestal setback of 15'-2" in order to build the structure up to the north property line, facing 15<sup>th</sup> Street.

**Approved with additional conditions –Fox/Rosenfeld 6-0.**

3. **File No. 3649**  
**Berkeley Shore, LLC.**  
**1610 Collins Avenue**

The applicant, Berkeley Shore LLC., is requesting the following variances in order to make renovations to the existing hotel, including the construction of a new 10-story addition at the rear of the property as part of a new hotel development:

1. A. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 24 hotel units at less than 300 s.f. (the smallest at 230 s.f., 73% of units), 5 hotel units between 300 s.f. and 335 s.f. (the smallest at 309 s.f., 15% of the units) and 4 hotel units exceeding 335 s.f. (12% of units).  
  
B. A variance to waive the required minimum hotel unit size of the reconstructed units within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to reconstruct 18 hotel units at less than 300 s.f. (the smallest at 225 s.f., 75% of units), 3 hotel units between 300 s.f. and 335 s.f. (the smallest at 309 s.f., 12.5% of the units) and 3 hotel units greater than 335 s.f. (the smallest at 344 s.f., 12.5% of the units).
2. A variance to waive all of the required 5'-0" parking rear setback in order to build the paving up to the rear property line at the ground level.

**BOARD OF ADJUSTMENT AFTER ACTION  
JANUARY 10, 2014**

3. A variance to waive 9'-0" of the required interior two-way drive aisle width of 22 feet in order to provide an interior aisle width of 13'-0" as a back-up space for the three proposed valet parking spaces at the rear at the ground level and within the subterranean parking.
4. A variance to waive 4'-4 1/2" of the minimum required rear pedestal setback of 24'-2" in order to build the car loading platform and steps at 19'-9 1/2" from the rear property line.
5. A variance to waive 2'-3 1/2" of the minimum required interior side yard pedestal setback of 7'-6" in order to build a pedestrian access ramp at 5'-2 1/2" from the south property line.
6. A variance to waive 4'-0 1/2" of the minimum required interior side yard tower setback of 12'-6" in order to build the tower levels at 8'-5 1/2" from the north property line.
7. A variance to waive 2'-2" of the minimum required interior side yard tower setback of 12'-6" in order to build the tower levels at 10'-4" from the south property line.

**Approved –Leser/Rosenfeld 6-0.**

**4. File No. 3677**

**Fisher Island Community Association, Inc.  
110 MacArthur Causeway (Formerly part of 120 MacArthur Causeway)**

The applicant, Fisher Island Community Association, Inc., is requesting the following variances in order to build a new 4-story parking garage.

1. A variance to waive the requirement to incorporate residential or commercial uses at the first level along the northeast and northwest sides, facing the waterway.
2. A variance to waive the requirement to incorporate residential or commercial uses at every level along the northeast and northwest sides facing the waterway.
3. A variance to exceed by 3'-0" the maximum permitted height of 40'-0" in order to build a new parking garage up to 43'-0" in height as measured from grade.

**Approved –Rosenfeld/Leser 6-0.**

**5. File No. 3681**

**Wayne Boich  
4700 North Bay Road**

The applicant, Wayne Boich, is requesting the following variance in order to install lighting fixtures for an associated tennis court on a single family home property.

1. A variance to exceed by 10'-0" the maximum permitted height of 10'-0" for lighting fixtures associated with a tennis court located in the required side yard in

# BOARD OF ADJUSTMENT AFTER ACTION JANUARY 10, 2014

order to install lighting fixtures associated with a tennis court with a height of 20'-0" at 7'-6" from the north property line.

**Approved with additional conditions –Fox/Urquiza 6-0.**

**6. File No. 3682  
Hilma LLC.  
334 Ocean Drive**

The applicant, Hilma LLC., is requesting the following variances in order to remodel the historic two-story hotel:

1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of the hotel units shall be 335 s.f. or larger in order to retain 22 hotel units at less than 300 s.f. (the smallest at 185 s.f.) and to reconstruct 3 hotel units at less than 300 s.f. (the smallest at 163 s.f.) with a total of 25 hotel units at less than 300 s.f.
2. A variance to waive 6'-6" of the minimum required rear pedestal setback of 11'-6" in order to permit the construction of a trash room enclosure up to the rear property line.
3. A variance to waive 5'-0" of the minimum required interior side pedestal setback of 5'-0" in order to build a stair and handrails up to the north property line.

**Continued to the February 7, 2014 meeting –Fox/Leser 5-0.**

## **D. APPEALS**

1. **File No. 3646**  
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

**The applicant requested a continuance to the February 7, 2014 meeting at the December 6, 2013 meeting. No action taken by the Board.**

## **E. DISCUSSION**

1. **Proposed revisions to Board of Adjustment By-Laws**  
**Continued.**

## **F. NEXT MEETING DATE:** Friday, February 7, 2014

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*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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**BOARD OF ADJUSTMENT AFTER ACTION  
JANUARY 10, 2014**



**MIAMIBEACH**

**PLANNING DEPARTMENT**

**FLOOD PLAIN MANAGEMENT BOARD  
AFTER ACTION REPORT  
FRIDAY JANUARY 10, 2014**

**TO BE HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT  
MEETING**

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

**A. NEW CASE**

**FP13-07: Gary Appel, 2360 Alton Road** - The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing single family residence.

***This case was withdrawn by the applicant.***

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