



BOARD OF ADJUSTMENT

AFTER ACTION

FRIDAY, JULY 12, 2013

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

A. MODIFICATION

- 1. File No. 3574
Adalgisa 1913, Inc.
1680 Michigan Avenue**

The applicant is requesting a modification to a condition of approval for a variance associated with the sale/service of alcohol within the minimum required distance separation from an educational facility.

Condition No. 7 of the June 1, 2012 Order granted the approval of the variance to the previous operator, Rofra, LLC only. The applicant requests to modify this condition to permit the transfer of approval to Adalgisa 1913, Inc.

Approved with corrected modifications

B. CONTINUED CASES

- 2. File No. 3632
Steven Starr
4193 North Bay Road**

The applicant is requesting the following variance in order to divide an existing single family parcel, comprising two separate platted lots, into two separate single family development parcels:

- 1. A variance to waive 239 sq. ft. of the minimum required lot size, in an RS-4 zoning district, of 6000 sq. ft. in order to subdivide an existing single family parcel into two separate parcels, each containing 5761 sq. ft.**

Approved

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3. File No. 3634

**William C. and Phyllis I. Taylor
2095 Lake Avenue, Sunset Island 4**

The applicant is requesting the following variance in order to permit the construction of a 1-story garage addition to an existing 2-story single family home:

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

Approved

C. NEW CASES

4. File No. 3642

**Twice Around 1775, LLC
1775 Collins Avenue**

The applicant is requesting the following variances in order to permit attached and detached additions at the rear of the property:

1.
 - A. A variance to waive all of the minimum required 8'-2" south interior pedestal setback in order to build an accessibility ramp up to the south property line.
 - B. A variance to waive 3'-2" of the minimum required 8'-2" south interior pedestal setback in order to build a detached addition at 5'-0" from the south property line.
2.
 - A. A variance to waive 3'-7" of the minimum required 8'-2" north side yard facing the street pedestal setback in order to permit an attached deck addition to follow the existing setback of a historic building 4'-7" from the north property line.
 - B. A variance to waive 3'-7" of the minimum required 8'-2" north side yard facing the street pedestal setback in order to permit a detached addition at 5'-0" from the north property line.
3. A variance to waive 11'-8" of the required sum of the side yards of 16'-3" in order to provide a sum of the side yards of 4'-7".
4. A variance to waive 43'-1" of the minimum required rear pedestal setback of 127'-3" in order to build the detached addition at 84'-2" from the rear property line.

Continued to the September 9, 2013 meeting

5. File No. 3643

**CRP/TWG Washington Avenue, LLC
1020, 1040, 1050 Washington Avenue**

The applicant is requesting variances to waive the required minimum hotel unit size: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to permit the retention and renovation of the existing guest rooms:

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1. Davis Hotel, 1020 Washington Avenue (24 rooms existing and proposed)
19 hotel units at less than 300 s.f (the smallest at 200 s.f., 79.2% of units)
5 hotel units exceeding 335 s.f. (20.8% of units)
2. Taft Hotel, 1040 Washington Avenue (29 rooms existing and proposed)
28 hotel units at less than 300 s.f (the smallest at 200 s.f., 96.6% of units)
1 hotel unit between 300 and 335 s.f. (3.4% of units)
3. Kenmore Hotel, 1050 Washington Avenue (60 rooms existing and proposed)
53 hotel units at less than 300 s.f (the smallest at 258 s.f., 90.0% of units)
7 hotel unit between 300 and 335 s.f. (10.0% of units)

Approved

**6. File No. 3644
Bernard Superstein
350 Euclid Avenue**

The applicant is requesting the following after the fact variance in order to permit the retention of 6 washer and dryers:

1. An after the fact variance to waive 2'-8" of the minimum required interior side pedestal setback of 5'-0" in order to retain the existing washers and dryers at 2'-4" from the north property line.

Approved

**7. File No. 3645
Boos Development Group, Inc.
1475 Collins Avenue**

Case continued by staff because no action was taken by the Historic Preservation Board on this project

The applicant 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 (302.4 s.f.), 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 15th Street.

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D. NEXT MEETING DATE

August 2, 2013

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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MIAMIBEACH

PLANNING DEPARTMENT

**FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION**

FRIDAY, JULY 12, 2013

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

A. APPEAL

- 1. FP13-02
Claremont Partners, LLC
1700 Collins Avenue**

This case has been withdrawn by the applicant.

The applicant is appealing to the Floodplain Management Board the decision of the Building Director/designee to require the Project to attain a variance from the Floodplain Management ordinance if, at any time during the project's duration, the Building Department makes a determination that the Project cost exceeds the cost basis set forth in the definition of substantial improvement as defined in Section 54-35 of the City Code.

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