



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

TUESDAY, JULY 15, 2014

9:00 A.M.

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

Note: Ms. Tandy and Mr. Goldberg were absent.

A. CONTINUANCES / WITHDRAWALS

1. File No. 3646 (Appeal)
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
Continued to the August 8, 2014 meeting –Baron/Preira 5-0.
2. File No. 3650
Christian de Berdouare and Jennifer Valoppi
5750 North Bay Road
Continued to the October 3, 2014 meeting –Baron/Preira 5-0.
3. File No. 3687
Nakash Strand, LLC. c/o Jordache Enterprises
1060 Ocean Drive
Continued to the October 3, 2014 meeting; pending HPB approval –Baron/Colin 5-0.
4. File No. 3705
Angler's Boutique Resort, LLC.
600-660 Washington Avenue
The applicant has requested an additional variance. The application will be renoticed for a future meeting. No action taken by the Board.
5. File No. 3707
Ana Gazarian
6 Farrey Lane
The applicant has requested an additional variance. The application is advertised for the August 8, 2014 meeting. No action taken by the Board.

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- 6. File No. 3721
Mirtha C. Echarte
3701 Chase Avenue**

The applicant has withdrawn the application.

B. PROGRESS REPORT

- 1. File No. 3694
Savoy Hotel Partners, LLC.,
400 Collins Avenue.**

As per condition B.1.e of the Final Order approved on March 7, 2014, the applicant shall return to the Board for a progress report in July.

The applicant, Savoy Hotel Partners, LLC., is requesting the following variance to operate a temporary parking lot which extensions of time expired:

1. A variance to permit the Planning Director to issue up to three one-year extensions of time, not to extend beyond July 31, 2016, for a temporary parking lot whose prior extensions expired after July 31, 2011.

Discussed -No further progress reports at this time –Baron/Colin 5-0.

C. NEW CASES

- 1. File No. 3638
South Beach Heights I, LLC., 500 Alton Road Ventures, LLC., and 1220 Sixth, LLC.
500, 517, 520, 522, 530, 550, 630 and 650 Alton Road, 1220 6th Street, 525 and 541
West Avenue**

The applicant is requesting a one (1) year extension of time to obtain a full building permit for multiple variances associated with the new mixed use development.

One year extension of time approved with additional condition –Baron/Fox 5-0.

- 2. File No. 3708
Rabbi and Mrs. Schapiro
460 West 43rd Street**

The applicant is requesting the following variances in order to build a pool and deck on the front yard of the corner single family home:

1. A variance to waive 3'-0" of the minimum required front setback of 10'-0" for a pool deck, in order to build the pool deck at 7'-0" from the front property line. (Note: This variance was previously approved on June 6, 2014).
2. A. A variance to waive 1'-6" of the minimum required interior side setback of 9'-0" to the water's edge of a pool, in order to build the pool's retaining walls at 7'-6" from the south property line.

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B. A variance to waive 2'-6" of the minimum required interior side setback of 7'-6" to the pool deck, in order to build the pool deck at 5'-0" from the south property line.

Approved with modified condition –Fox/Baron 5-0.

**3. File No. 3709
Tara Realty, LLC.
126 West San Marino Drive**

The applicant is requesting the following variance in order to build the pool and deck for a new two story single family home:

1. A variance to exceed by 1'-6" the maximum permitted elevation height of +6'-11" NGVD within the required yards in order to build the pool's retaining walls and deck at +8'-5" NGVD.

Continued to the September 5, 2014 meeting; pending DRB approval –Baron/Fox 5-0.

**4. File No. 3715
Stephen Scher
1035 Stillwater Drive**

The applicant is requesting the following variance in order to build a one story addition to the single family home:

1. A variance to waive 5'-10" of the minimum required sum of the side yards of 23'-0" in order to provide a sum of the side yards of 17'-2".

Approved –Fox/Colin 5-0.

**5. File No. 3716
Justyn Feldman
195 North Coconut Lane**

The applicant is requesting the following variances in order to build a two story addition to the front of the existing single family home:

1. A variance to waive 0'-9" of the minimum required front setback of 20'-0" in order to build a two-story ground level addition to the front of the single family home at 19'-3" from the front property line.
2. A variance to waive 2'-6" of the minimum required interior side setback of 7'-6", in order to build a two-story ground level addition to the front of the single family home at 5'-0" from the east side property line.

Approved –Baron/Preira 5-0.

**6. File No. 3717
Rowena Mitchell
205 Michigan Avenue**

The applicant is requesting the following variance in order to build a garage addition to the single family home:

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1. A variance to waive 4'-8" of the minimum required interior side pedestal setback of 5'-0" in order to build a garage at 0'-4" from the north side property line.

Approved –Preira/Baron 5-0.

**7. File No. 3718
727 4th Street, LLC.
701 and 747 4th Street**

The applicant is requesting the following variances in order to permit the renovation of the existing historic buildings:

1. 701 4th Street
13 hotel units between 300 and 335 s.f. (62.0% of units)
8 hotel units exceeding 335 s.f. (38.0% of the units)
2. 747 4th Street
2 hotel units at less than 300 s.f (the smallest at 228 s.f., 13.3% of units)
10 hotel units between 300 and 335 s.f. (66.7% of units)
3 hotel units exceeding 335 s.f. (20.0% of the units)

Approved with additional conditions –Colin/Preira 5-0.

**8. File No. 3719
1326 South Beach LLC.
1326 16th Street**

The applicant is requesting the following variances in order to build a new four (4) story multifamily building:

1. A variance to waive 600 square feet of the minimum required lot size of 5,600 square feet in the RM-1 zoning district in order to construct a new multifamily building on a lot containing only 5,000 square feet.
2. A variance to waive 3'-10" of the minimum required width of 22'-0" interior drive aisle for 90° parking in order to have five (5) parking spaces at 90° with an interior drive aisle of 18'-2".
3. A variance to waive 1'-2" of the minimum required width of 12'-0" for a driveway entrance associated with less than 10 parking spaces, in order to construct a driveway entrance with a width of 10'-10" for five (5) parking spaces.

Approved –Baron/Preira 5-0.

**9. File No. 3720
3500 Hotel, LLC.
3500 Collins Avenue**

The applicant is requesting the following variances in order to permit the expansion of the exiting terraces into the south side yard and front yard:

1. A variance to exceed by 45% (3'-8") the maximum allowable projection of 25% (2'-0") into the required street side yard of 8'-0" in order to extend the existing

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terrace to the south side with 70% (5'-8") of encroachment into the required street side yard.

2. A variance to exceed by 28.7% (5'-9") the maximum allowable projection of 25% (5'-0") into the required front yard of 20'-0" in order to extend the existing terrace to the east side with 53.7% (10'-9") of encroachment into the required front yard.

Continued to the August 8, 2014 meeting –Colin/Baron 5-0

D. NEXT MEETING DATE

Friday August 8, 2014

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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