



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, OCTOBER 4, 2013
9:00 A.M.

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

A. DEFERRALS

1. File No. 3664
Seville Acquisition, LLC.
2901 Collins Avenue

THIS CASE HAS BEEN DEFERRED INDEFINITELY, AND WILL NEED TO BE RE-NOTICED.

B. CONTINUANCES

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

**CONTINUED TO THE DECEMBER 6, 2013 MEETING; PENDING APPROVAL BY HPB –
Rosenfeld/Urquiza 5-0.**

2. File No. 3649
Berkeley Shore, LLC
1610 Collins Avenue

**CONTINUED TO THE DECEMBER 6, 2013 MEETING; PENDING APPROVAL BY HPB –
Fox/Urquiza 5-0.**

3. File No. 3662
Christopher Bosh
6396 North Bay Road

**CONTINUED TO THE DECEMBER 6, 2013 MEETING; PENDING APPROVAL BY DRB –
Rosenfeld/Urquiza 5-0.**

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4. File No. 3667
Starboard Florida IV, LLC.
27 Star Island Drive

**CONTINUED TO THE DECEMBER 6, 2013 MEETING; PENDING APPROVAL BY DRB –
Fox/Urquiza 5-0.**

C. MODIFICATIONS

1. File No. 3626
Sobe Delicious, LLC.
1436 Washington Avenue

The applicant, Sobe Delicious, LLC., is requesting a modification to a previously approved variance to waive the required number of seats in order to sell/serve beer and wine for consumption within the restaurant/bakery:

1. A variance to waive ~~twenty (20)~~ twenty-four (24) seats of the minimum requirement of thirty (30) seats for a ~~ten (10)~~ six (6) seat bakery and restaurant to serve beer and wine for consumption on the premises.

APPROVED - Fox/Urquiza 5-0.

D. NEW CASES

1. File No. 3650
Christian De Berdouare and Jennifer Valoppi
5750 North Bay Road

The applicants, Christian De Berdouare and Jennifer Valoppi, are requesting the following variance in association with the construction of a new 2-story single family home:

1. A variance to exceed by 14.3% the maximum coverage within the required rear yard of 30% in order to build a pool deck and accessory building with a total coverage of 44.3%.

CONTINUED TO THE DECEMBER 6, 2013 MEETING –Urquiza/ Rosenfeld 5-0.

2. File No. 3659
1560 1568 Drexel Avenue, LLC.
1560 and 1568 Drexel Avenue

The applicant, 1560 1568 Drexel Avenue, LLC, is requesting the following variances to retain the existing undersized units within two buildings:

1. A variance to waive 40 SF of the minimum required apartment size of 400 SF in order to retain 1 apartment at 1568 Drexel Avenue at 360 SF.

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2. A variance to waive 145 SF of the minimum required apartment size of 400 SF in order to retain 1 apartment at 1560 Drexel Avenue at 255 SF.
3. A variance to waive 75 SF of the required minimum average unit size of 550 SF in order to provide an average unit size of 475 SF at 1560 Drexel Avenue.

**APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 1, 2013 MEETING –
Preira/Rosenfeld 5-0.**

**3. File No. 3660
Stuart A. Miller
7 Star Island Drive**

The applicant, Stuart A. Miller, is requesting the following variance to permit the construction of a perimeter wall:

1. A variance to exceed by 3'-0" the maximum permitted fence height of 7'-0" (measured from crown of road elevation) in order to build a perimeter wall with a total height of 10'-0" measured from crown of road at +5.59' NGVD.

APPROVED -Rosenfeld/Urquiza 5-0.

**4. File No. 3661
Deauville Hotel
6701 Collins Avenue**

The applicant, the Deauville Hotel, is requesting the following variance in order to place an emergency generator within the required interior side yard setback:

1. A variance to waive 35'-11" of the minimum required interior side yard setback of 40'-0" in order to place an emergency generator at 4'-1" from the north property line.

CONTINUED TO THE DECEMBER 6, 2013 MEETING –Preira/Urquiza 5-0.

**5. File No. 3663
Collins 3300, LLC. and 3420 Collins Avenue, LLC.
3301 Indian Creek Dr., 3400 Collins Avenue, 3420 Collins Avenue**

The applicants, Collins 3300, LLC, and 3420 Collins Avenue, LLC, are requesting the following variances in order to leave subterranean construction sheet piles in place after the end of construction:

Site 1: 3301 Indian Creek Drive

1. A variance to waive 4'-0" of the minimum required subterranean setback of 20'-0" in order to leave the piles at 16'-0" from the west property line, facing Indian Creek.

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2. A variance to waive 4'-0" of the minimum required subterranean setback of 20'-0" in order to leave the piles at 16'-0" from the east property line, facing Collins Avenue.

Site 2: 3400 Collins Avenue (Atlantic Hotel)

3. A. A variance to waive 8'-0" of the minimum required subterranean setback of 20'-0" in order to leave the piles at 12'-0" from the east property line, facing Collins Avenue.

Site 3: 3420 Collins Avenue

- B. A variance to waive 4'-0" of the minimum required subterranean setback of 20'-0" in order to leave the piles at 16'-0" from the east property line, facing Collins Avenue.
4. A variance to waive 6'-0" of the minimum required subterranean parking setback of 10'-0" in order to leave the piles at 4'-0" from the north property line, facing 35th Street.

APPROVED - Fox/Urquiza 5-0.

6. **File No. 3666
Julian Johnston
2405 Meridian Avenue**

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

1. A variance to waive 2'-6" of the minimum required interior side yard setback of 7'-6" in order to build a 2-story addition at 5'-0" from the north property line, following the existing building line.

APPROVED -Rosenfeld/Preira 5-0.

E. 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 applicants, The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland, are appealing an administrative decision regarding the types of uses permitted on the pool deck of the Bath Club.

CONTINUED TO THE DECEMBER 6, 2013 MEETING -Preira/Rosenfeld 5-0.

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F. NEXT MEETING DATE

Friday, November 1, 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 REPORT**

FRIDAY, OCTOBER 4, 2013

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

FP13-05

CG Sunny Isles, LLC, CG Sunny Isles I, LLC, CG Sunny Isles II, LLC.

**2000 & 2030 Park Avenue, 2035 Washington Avenue, 425 & 435 20th Street and
430 21st Street**

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

APPROVED - Fox/Preira 5-0.

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