

## BOARD OF ADJUSTMENT MINUTES

Friday, March 7, 2025, 9:00 AM | Miami Beach City Hall

- I. ATTENDANCE
  - II. CITY ATTORNEY UPDATES
  - III. SWEARING IN OF PUBLIC
  - IV. ELECTION OF CHAIR AND VICE CHAIR
  - V. DISCUSSION ITEMS
  - VI. APPROVAL OF MINUTES
  - VII. REQUESTS FOR CONTINUANCES/WITHDRAWALS
  - VIII. PREVIOUSLY CONTINUED APPLICATIONS
  - IX. NEW APPLICATIONS
  - X. APPEALS
  - XI. OTHER BUSINESS
  - XII. ADJOURNMENT
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### AGENDA ITEMS

#### ATTENDANCE

**Board:** Seven (7) of Seven (7) Members present:

Michael Goldberg, Steven Davis, Steven Kreinik, Sarah Mirmelli, Daniel Nagler, Janet Silverman, James Silvers

**Absent:** None

**Staff:** Farooq Andasheva, Rogelio Madan, Alejandro Garavito, and Miriam Herrera

#### DISCUSSION ITEMS

#### APPROVAL OF MINUTES

1. After Action Report – January 8, 2025

**APPROVED – Davis/Silverman 6-0, Silvers not present**

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#### REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **ZBA24-0161, 605 Lincoln Road Unit 800RF.** An application has been filed appealing an administrative decision of the Planning Director, in connection with Zoning Interpretation Letter No. ZONE1023-1191, regarding a determination that 'entertainment' is not an approved use for the roof deck portion of the property located 605 Lincoln Road. This appeal has been filed pursuant to Section 2.9.2 of the Land Development Regulations. **[Previously continued from October 11, 2024 & February 7, 2025 (cancelled) meetings. The item was re-noticed.] Request to Continue to the May 2, 2025 meeting.**

**CONTINUED to the May 2, 2025 meeting – Davis/Silverman 6-0, Silvers not present**

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## PREVIOUSLY CONTINUED APPLICATIONS

### NEW APPLICATIONS

3. **ZBA24-0170 4521 Pine Tree Drive:** An application has been filed requesting variances to increase the maximum allowable height, to reduce the southern interior side setback, and to reduce the sum of the side setbacks, in order to allow for the construction of a new two-story home.

**APPROVED variance no. 1 (Height) – Davis/Kreinik 6-1, Nagler against**

**APPROVED variance no. 2 (Side Yard) – Nagler/Silverman 7-0**

**APPROVED variance no. 3 (Sum of Sides) – Davis/Nagler 7-0**

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4. **ZBA24-0171 8-14 Star Island Drive:** An application has been filed requesting variances to eliminate the lot aggregation requirements to combine the four contiguous lots; to reduce the sum of side setbacks; to increase the allowable height; increase the height of allowable height encroachments for mechanical equipment, skylights, and a chimney; increase the maximum permitted widths of driveways; and to maintain the current maximum allowable yard elevations; in order to allow for the construction of a new two-story home.

**APPROVED variance no. 1 (Lot Aggregation) – Davis/Silvers 6-1, Nagler against**

**APPROVED variance no. 2 (Sum of Sides) – Kreinik/Davis 6-1, Nagler against**

**APPROVED variance no. 3 (Height) – Davis/Silverman 6-1, Nagler against**

**APPROVED variance no. 4 (Height Exception 1) – Davis/Mirmelli 6-1, Nagler against**

**APPROVED variance no. 5 (Height Exception 2) – Davis/Mirmelli 6-1, Nagler against**

**APPROVED variance no. 6 (Height Exception 3) – Silverman/Kreinik 6-1, Nagler against**

**APPROVED variance no. 7 (Driveway) – Davis/Kreinik 7-0**

**DENIED motion to approve variance no. 8 (Max. Yard Elevation) – Mirmelli/Silvers 5-3, Davis, Kreinik, and Nagler against**

**APPROVED motion to reconsider variance no. 8 – Davis/Silverman 7-0**

**APPROVED variance no. 8 (Max. Yard Elevation) – Mirmelli/Davis 5-2, Kreinik and Nagler against**

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### ADJOURNMENT

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