

**BOARD OF ADJUSTMENT MINUTES**

Friday, November 1, 2024, 9:00 AM

Miami Beach City Hall Commission Chambers & Zoom

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

ATTENDANCE

**Board:** Six (6) of Seven (7) Members present:

Michael Goldberg, Andres Asion, Janet Silverman, Daniel Nagler, Steven Davis, James Silvers

**Absent:** Steven Kreinik

**Staff:** Steven Rothstein, Rogelio Madan, Miriam Herrera

DISCUSSION ITEMS

APPROVAL OF MINUTES

1. After Action Report – October 11, 2024

**APPROVED with a correction to the vote count for ZBA24-0162 – Davis/Asion 6-0**

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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. **[Request to continue to the February 7, 2025 meeting. Previously continued from the October 11, 2024 meeting per a request from the applicant.]**

**CONTINUED to the February 7, 2025 meeting – Davis/Silverman 6-0**

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3. **ZBA22-0143, 125-153 Collins Ave.** An application has been filed appealing an administrative decision of the Planning Director, in connection with the determination that 153 Collins Avenue and 157 Collins Avenue constitute “one building site” in accordance with Section 114-1 of the City’s Land Development Regulations. This appeal has been filed pursuant to Section 118-9 of the City’s prior Land Development Regulations and Section 2.9.2 of the Miami Beach Resiliency Code. **[Request to continue to the January 8, 2025 meeting.]**

**CONTINUED to the January 8, 2025 meeting – Davis/Nagler 6-0**

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PREVIOUSLY CONTINUED APPLICATIONS

NEW APPLICATIONS

4. **ZBA24-0167, 5821 Pine Tree Drive:** An application has been filed requesting variances from the minimum required sum of side yard setbacks and the minimum required interior side yards, in order to construct two accessory structures to an existing architecturally significant home.

**APPROVED – Silverman/Silvers 6-0**

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5. **ZBA24-0165 6 La Gorce Circle:** An application has been filed requesting a variance from the minimum required rear setback, in order to construct an accessory building to an existing single-story home.

**APPROVED – Davis/Silvers 6-0**

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6. **ZBA24-0166, 5473 North Bay Road:** An application has been filed requesting a variance from the minimum required interior side setback for an existing architecturally significant home, in order to construct a garage addition.

**APPROVED with a request that the applicant work with staff to explore adding windows on the upper level of the garage facade – Davis/Asion 6-0**

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ADJOURNMENT

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