


MIAMI BEACH

OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Chairperson and Members of the Board of Adjustment Board
FROM: Steven H. Rothstein, Deputy City Attorney 
DATE: May 27, 2025
SUBJECT: City Attorney's Review of Board of Adjustment Cases
Meeting Date: June 6, 2025
Jurisdiction Analysis by City Attorney's Office, confirming jurisdiction

BOARD OF ADJUSTMENT AGENDA

1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139
Friday, June 6, 2025, 9:00 AM | Virtual Meeting / Miami Beach Commission Chambers

The Miami Beach Board of Adjustment will hold a regularly scheduled meeting June 6, 2025, at 9:00 a.m. Applicants and members of the public may attend the meeting virtually via Zoom (i.e., using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/82869615309>, or iPhone one-tap: US: +13017158592 or 877 853 5257 (Toll Free) Webinar ID: 828 6961 5309. Members of the public wishing to speak on an item during the meeting, must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to "raise hand". The Board will meet in person at the Miami Beach City Hall, Commission Chambers, 1700 Convention Center Drive, Third Floor, Miami Beach, Florida 33139. Members of the public who wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in person at the aforementioned location. Members of the public wishing to submit audio visual materials are requested to submit such materials via email as an attachment to planningaudiovisual@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting. Materials must clearly reference the applicable file number and should be formatted as Power Point or PDF and shall not exceed 25 MB in size. At this meeting, the Board may also discuss or hold public hearings on applications that were previously advertised and continued. Items might not be heard in the same order as advertised.

AGENDA ITEMS

ATTENDANCE

CITY ATTORNEY UPDATES

SWEARING IN OF PUBLIC

DISCUSSION ITEMS

APPROVAL OF MINUTES

1. After Action Report – March 7, 2025.

REQUESTS FOR CONTINUANCES/ WITHDRAWALS

PREVIOUSLY CONTINUED APPLICATIONS

2. ZBA22-0143, 125-153 Collins Ave.
3. ZBA24-0161, 605 Lincoln Road, Unit 800RF.

NEW APPLICATIONS

4. ZBA25-0179 3741 Royal Palm Avenue.

FUTURE MEETING DATE REMINDER: July 30, 2025

ADJOURNMENT