

**BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA**

**MEETING DATE:** March 7, 2025

**FILE NO.** ZBA24-0171

**PROPERTY:** 8-14 Star Island Drive

**FOLIO:** 02-4204-001-0080; 02-4204-001-0100; 02-4204-001-0110; 02-4204-001-0120; and 02-4204-001-0130

**APPLICANTS:** Whitecaps Holdings LLC, 11 Star Island LLC, Fleetwood Star Holdings LLC, and 14 West Star LLC

**LEGAL**

**DESCRIPTION:** Lots 8-14, CORRECTED PLAT STAR ISLAND, according to the Plat thereof, as Recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

**IN RE:** 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.

**FINAL ORDER**

The applicant filed an application with the Planning Department for the following variances:

1. A variance of Code Section 7.2.2.3.b.4 to eliminate the lot aggregation requirements to combine the four (4) continuous lots ("Lot Aggregation Variance").
2. A variance of Code Section 7.2.2.3.b.1 to allow 140' sum of sides setback, where 175' (25%) is required ("Sum of Sides Variance").
3. A variance of Code Section to 7.2.2.3.b.1 to allow a 31' building height, where 28' is the maximum permitted ("Height Variance").
4. A variance of Code Section 7.2.2.3.b.9.H to allow mechanical equipment at heights ranging from 7' to 8' above the point at which they emerge from the roof, where 5' is the maximum permitted ("Height Exception Variance 1").
5. A variance of Code Section 7.2.2.3.b.9.G to allow three (3) skylights 7' above the point at which they emerge from the roof, where 5' is the maximum permitted ("Height Exception Variance 2").

6. A variance of Code Section 7.2.2.3.b.9.A to allow a single chimney at 8' above the point at which it emerges from the roof, where 5' is the maximum permitted ("Height Exception Variance 3").
7. A variance of Code Section 7.2.2.3.b.12.G.III to allow width of 25' for two central driveways, where 18' is the maximum permitted ("Driveway Variance").
8. A variance of Code Section 7.2.2.3.b.10.B. to maintain maximum yard elevation at 10' NGVD, if/when FEMA Flood Maps are formally adopted and the Base Flood Elevation reduces from 10' to 7.56' NGVD ("Maximum Yard Elevation Variance").

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 2.8.3 of the Land Development Regulations. Accordingly, the Board of Adjustment has determined the following:
  - i. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
  - ii. The special conditions and circumstances do not result from the action of the applicant;
  - iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
  - iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
  - v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
  - vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
  - vii. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
  - viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

B. The Board hereby **Approves** the requested variances and imposes the following conditions based on its authority in Section 2.8.4 of the Land Development Regulations:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for planning permit and shall be located immediately after the front cover page of the permit plans.
3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
4. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
5. The final order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance(s) granted herein.
7. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit, Certificate of Use or Miami Beach Business Tax Receipt.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for variance approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans submitted to the Board of Adjustment in accordance with the conditions set forth in this Order, as applicable, with staff review and approval.

The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting

date at which the original Variance Approval was granted, the subject Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

4/30/2025 | 1:05 PM EDT

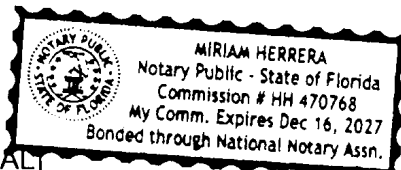
Dated \_\_\_\_\_.

BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA

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*Rogelio Madan*  
BY: \_\_\_\_\_  
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Rogelio A. Madan, AICP  
Development and Resiliency Officer  
for Chairman

STATE OF FLORIDA           )  
COUNTY OF MIAMI-DADE   )

The foregoing instrument was acknowledged before me this 6 day of May, 2025, by Rogelio A. Madan, Development & Resilience Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL] 

*Miriam Herrera*  
Notary:  
Print Name: Miriam Herrera  
Notary Public, State of Florida

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*[Signature]*

My Commission Expires: 12-16-27  
Commission Number: 111470768

Approved As To Form:  
City Attorney's Office

DocuSigned by:

*Feroat Andashieva*

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Filed with the Clerk of the  
Board of Adjustment on

DocuSigned by:

*Jessica Freking*

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