

BOARD OF ADJUSTMENT MINUTES - CORRECTED

Friday, October 11, 2024, 9:00 AM

Miami Beach City Hall Commission Chambers

- 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
-

AGENDA ITEMS

ATTENDANCE

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

Michael Goldberg, Andres Asion, Janet Silverman, Steven Kreinik, Daniel Nagler, Steven Davis

Absent: James Silvers

Staff: Steven Rothstein, Rogelio Madan, Gabriela Freitas

DISCUSSION ITEMS

APPROVAL OF MINUTES

1. After Action Report – September 3, 2024

APPROVED with a correction to the meeting location – Kreinik/Asion 6-0

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 from the applicant to continue the item to the November 5, 2024 meeting.]**

CONTINUED to the November 1, 2024 meeting – Davis/Kreinik 6-0

PREVIOUSLY CONTINUED APPLICATIONS

NEW APPLICATIONS

3. **ZBA24-0164, 5451 ALTON ROAD.** An application has been filed requesting variances for the required front, interior side, and sum of the side yard setbacks, and to exceed the maximum unit size and lot coverage, in order to construct a two-story addition to an existing single-story home.

APPROVED – Davis/Asion 6-0

4. **ZBA24-0162, 1691 MICHIGAN AVENUE.** An application has been filed requesting a variance to permit an alcoholic beverage establishment that is closer than 300 feet from an educational facility and closer than 300 feet from a place of worship.

APPROVED with a modification to allow 2:30 AM closing on Friday and Saturday – Kreinik/Asion 5-1

5. **ZBA24-0163, 411 MICHIGAN AVENUE.** An application has been filed requesting a variance to permit an alcoholic beverage establishment that is closer than 300 feet from an educational facility.

APPROVED with modifications to allow limited package sales and increase maximum occupancy – Nagler/Davis 6-0

ADJOURNMENT
