

Application No. ZBA25-0179

Requesting Variances



The Property

- 11,250 square feet
- Zoned RS-4
- Owner's single-family home currently under construction; building permit no. BR2004631
- Home includes an L-shaped covered terrace in the rear yard.

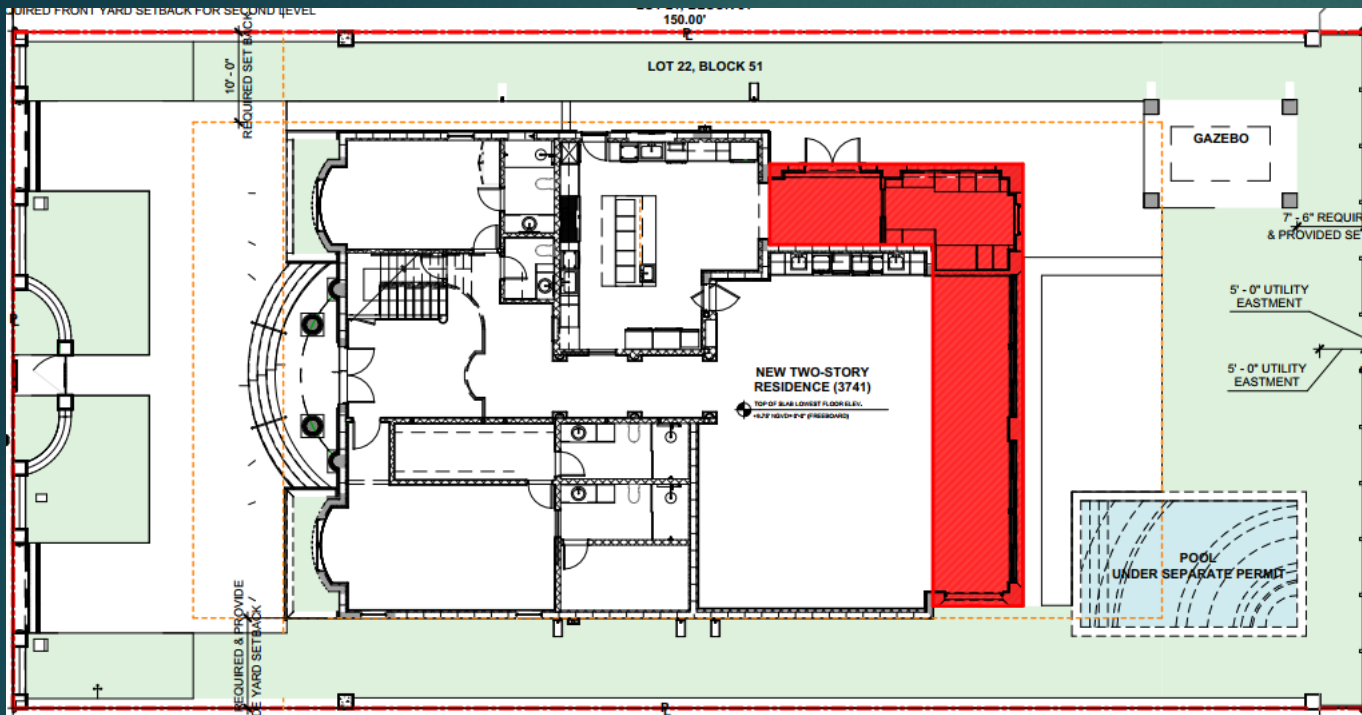


Goal

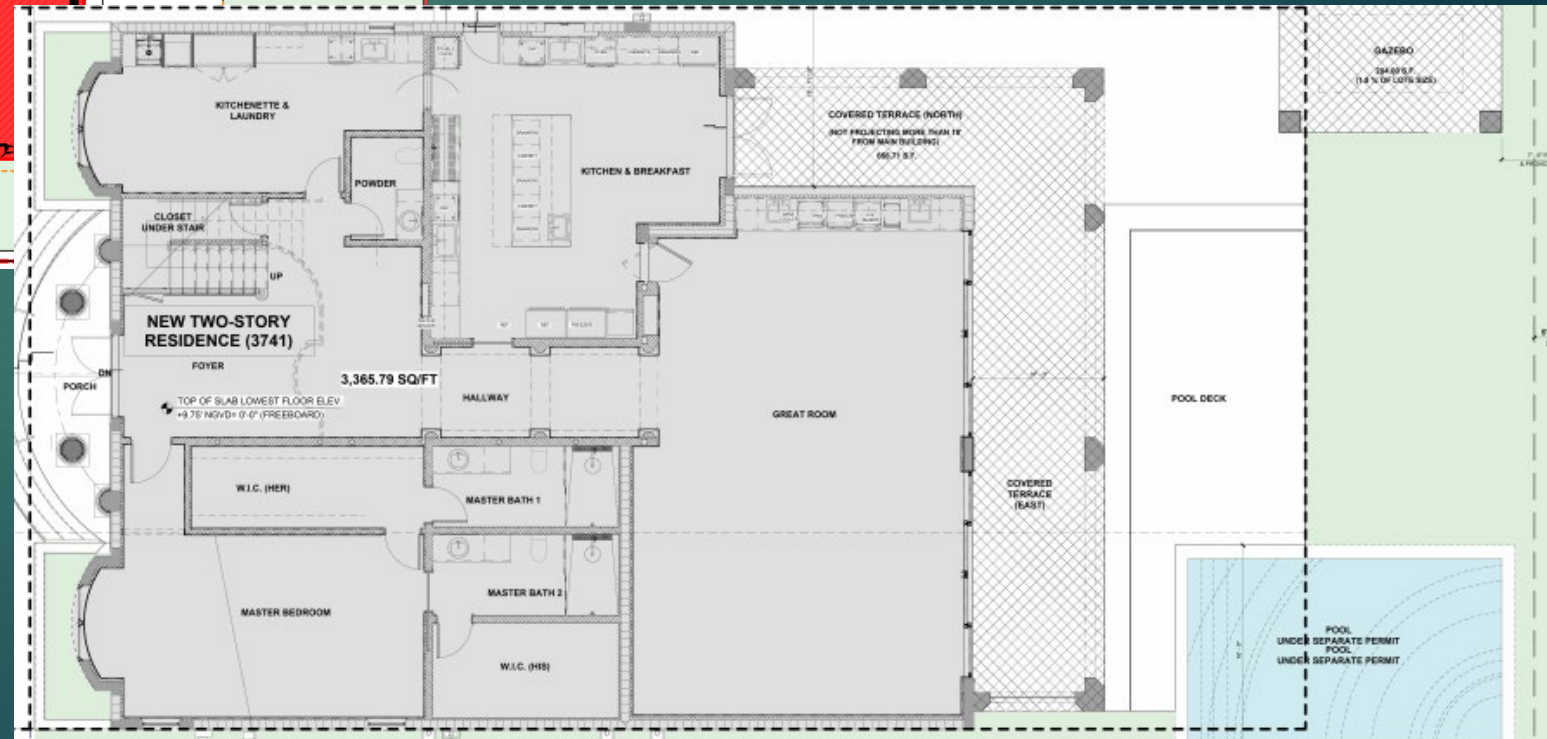
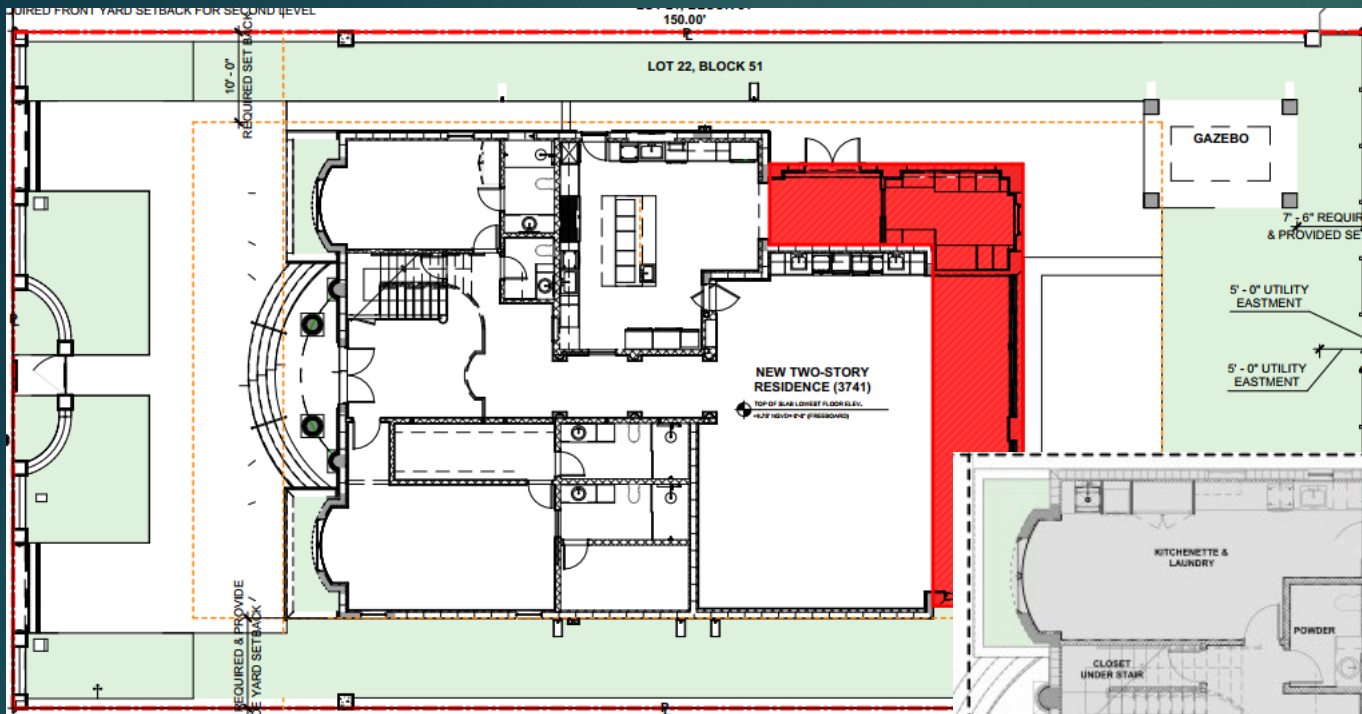
The Aminov's seek permission to enclose a covered terrace.



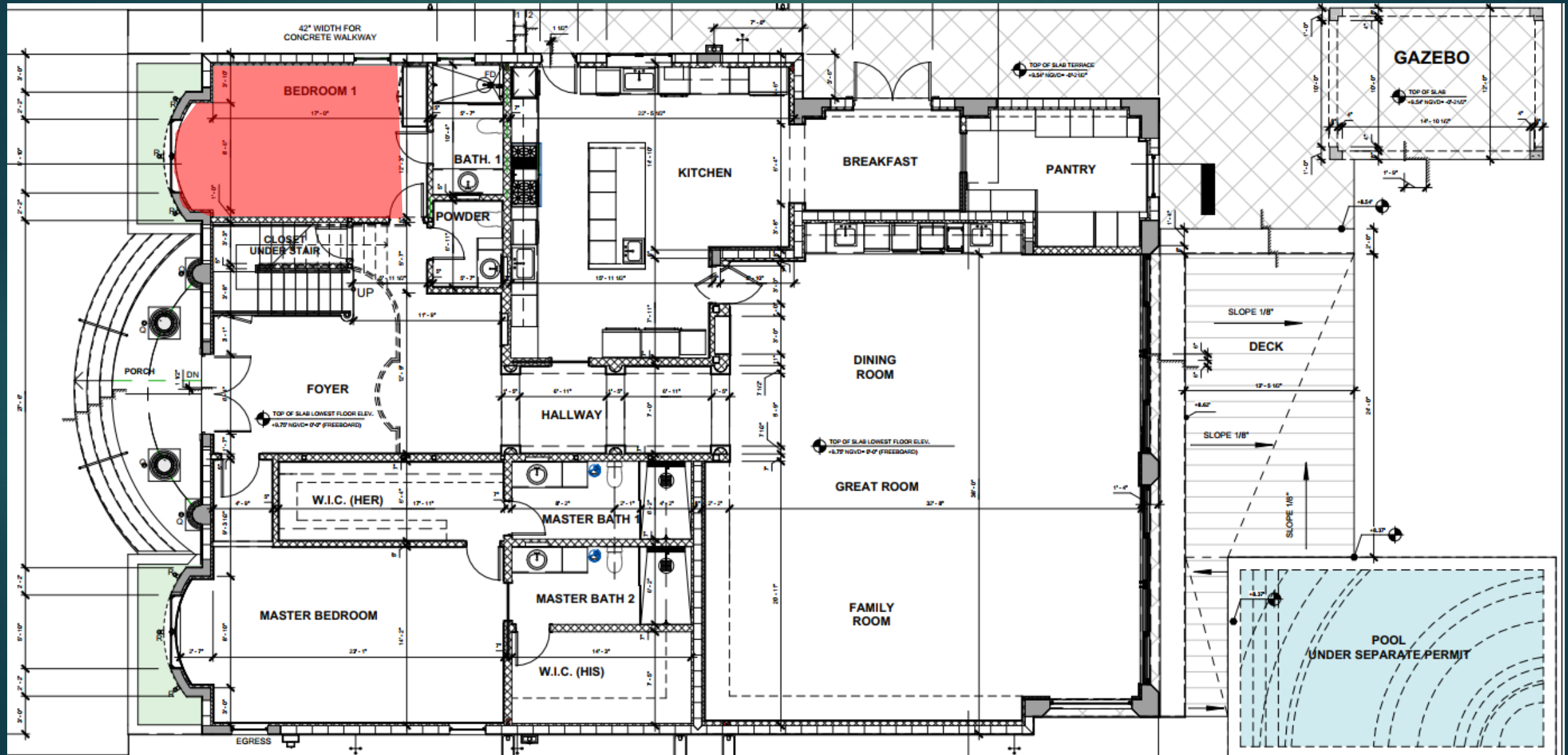
Covered Terrace



Enclosed Terrace



Ground Floor Bedroom



Short Walk to Temple

3741 Royal Palm Ave, Miami Beach, FL 33140

Bukharian Sephardic Jewish Center, 4016

Add destination

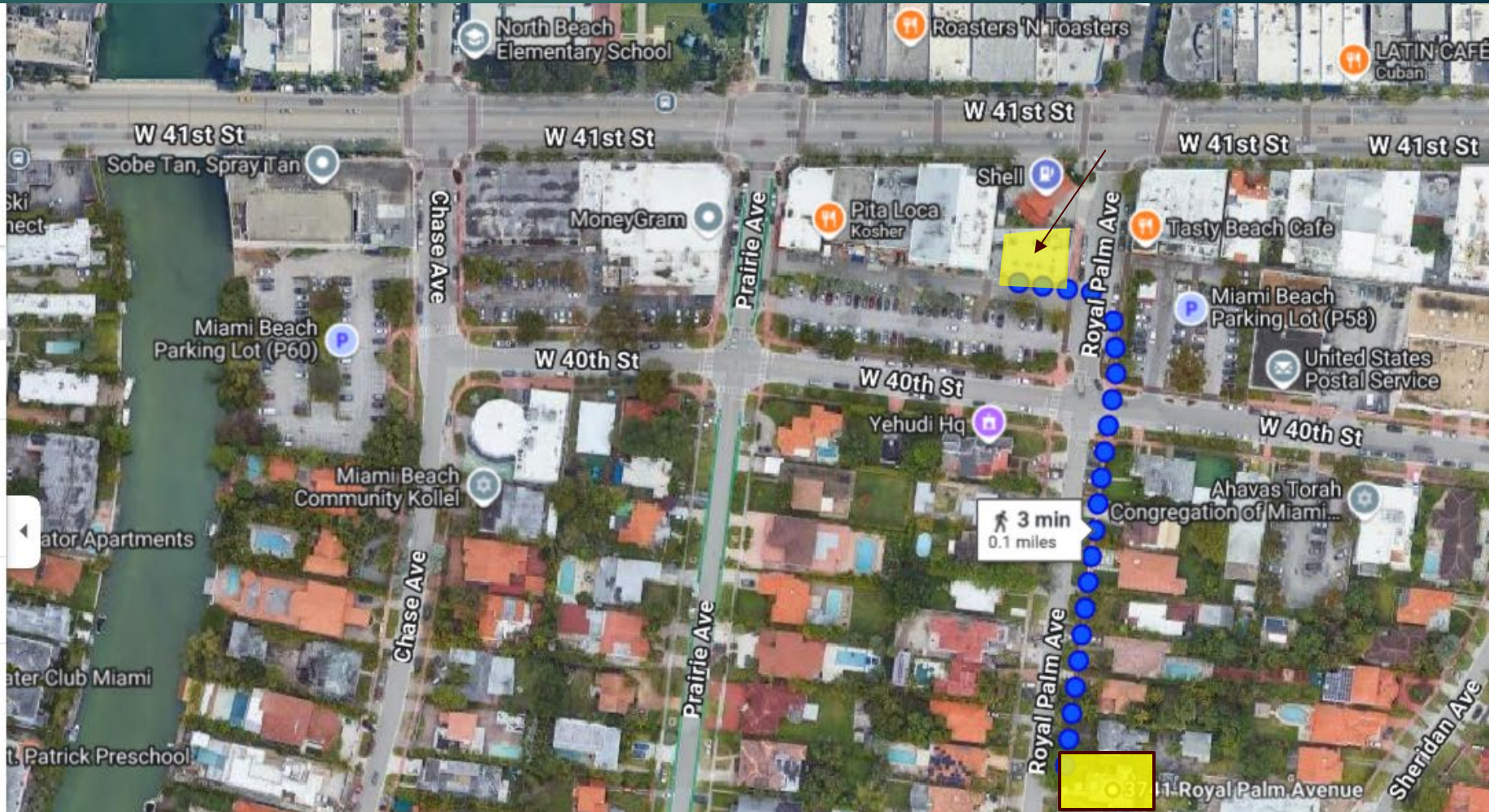
Options

Send directions to your phone Copy link

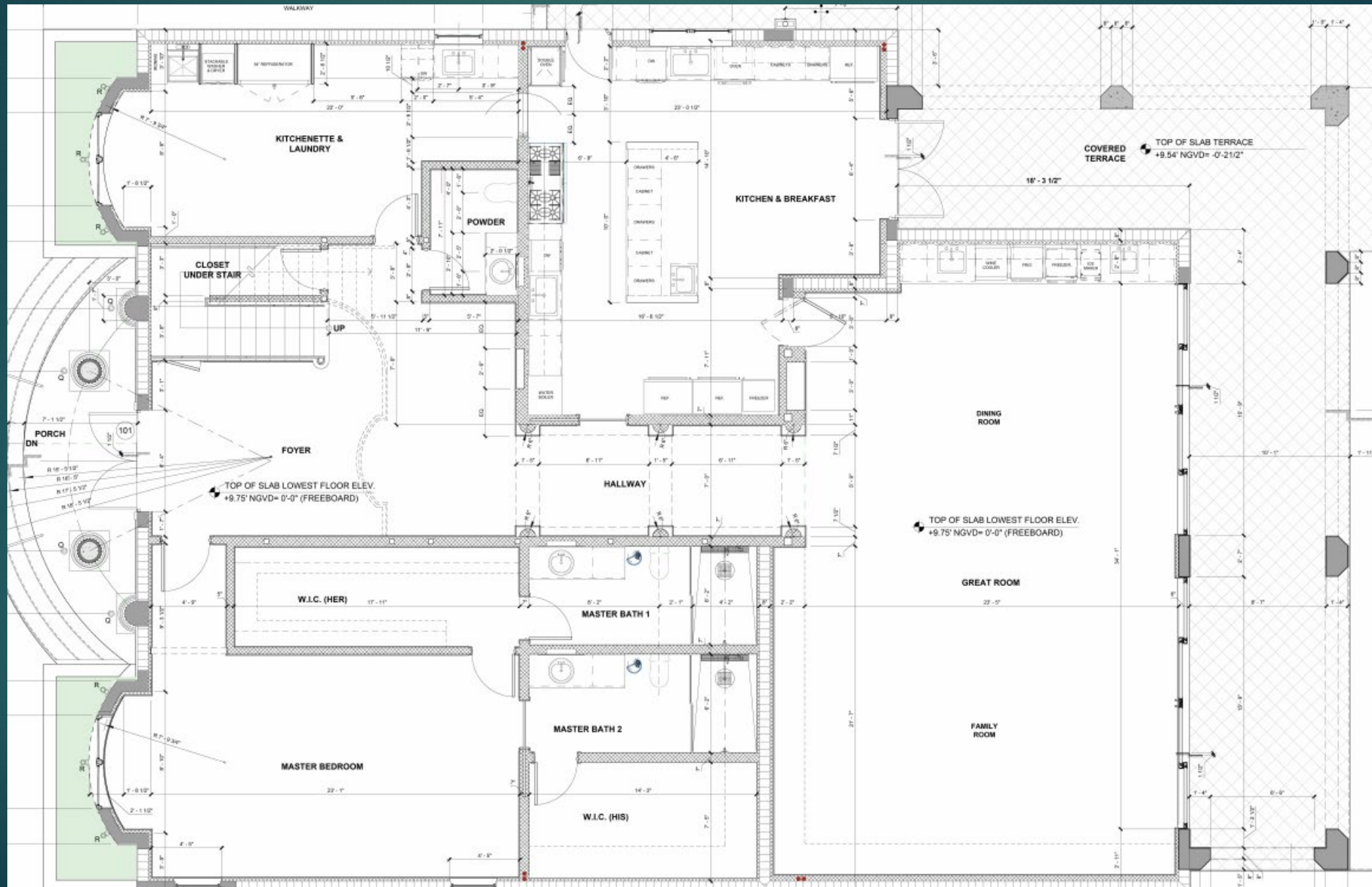
via Royal Palm Ave 3 min 0.1 mile

Details

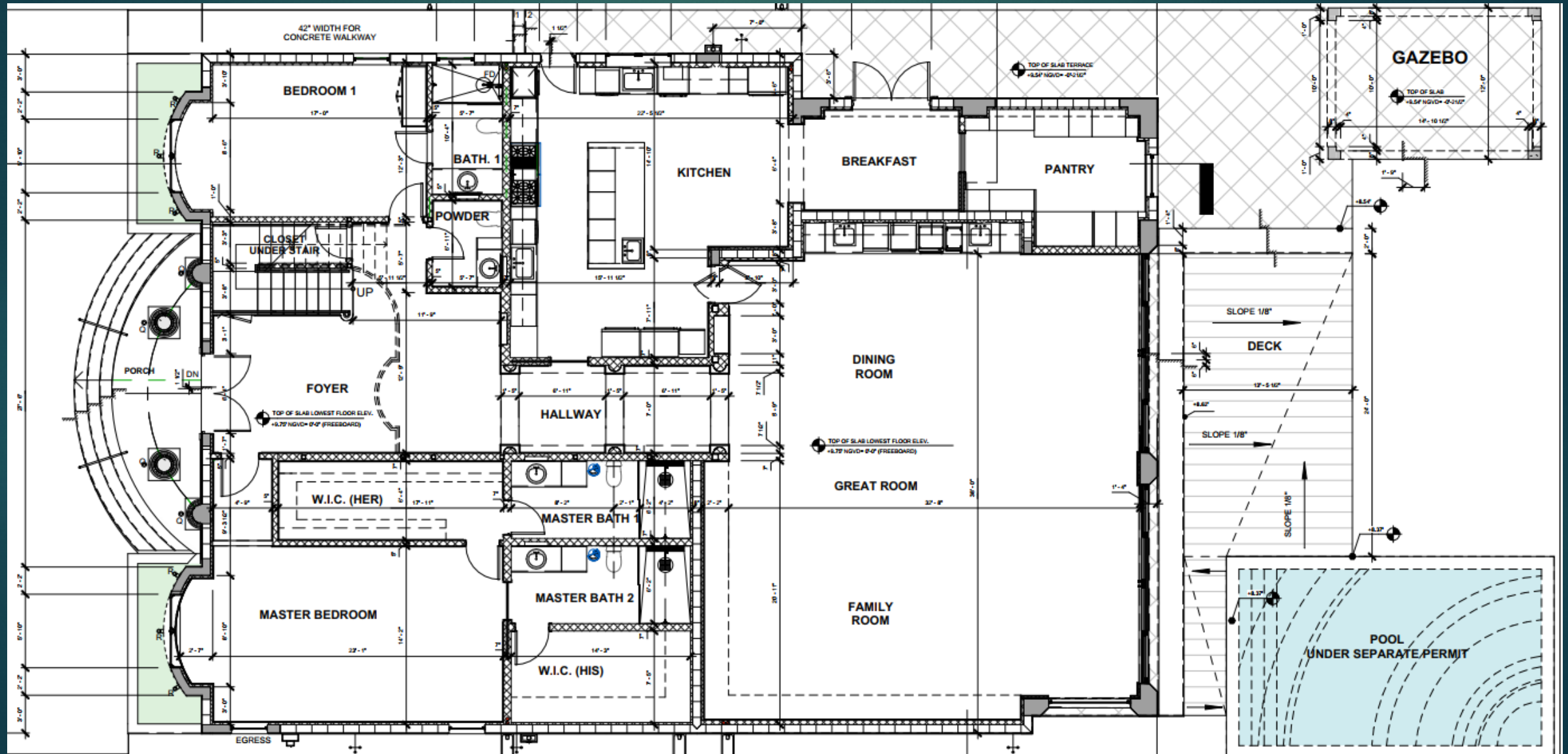
Mostly flat



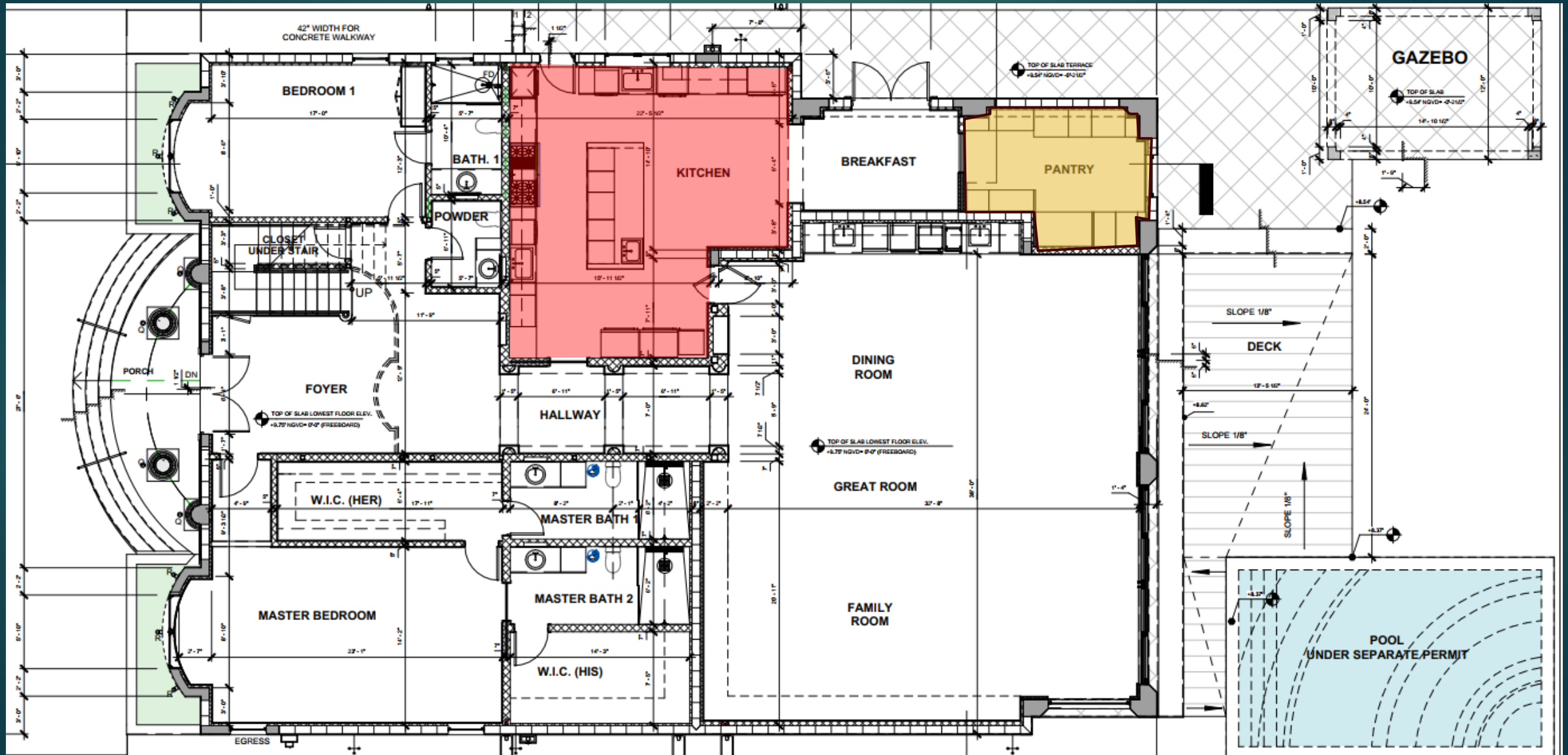
Interior - Before



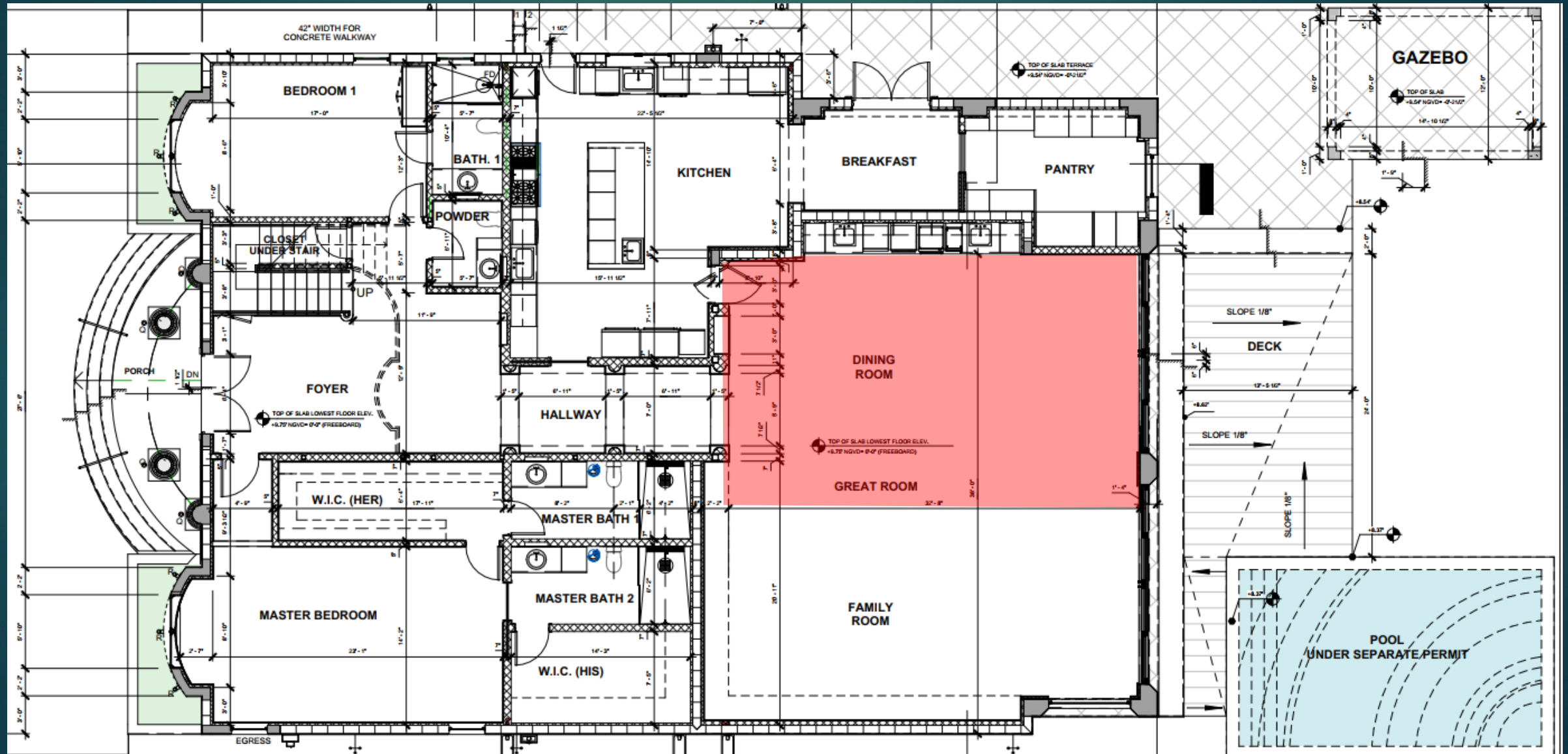
Interior - After



Interior - After



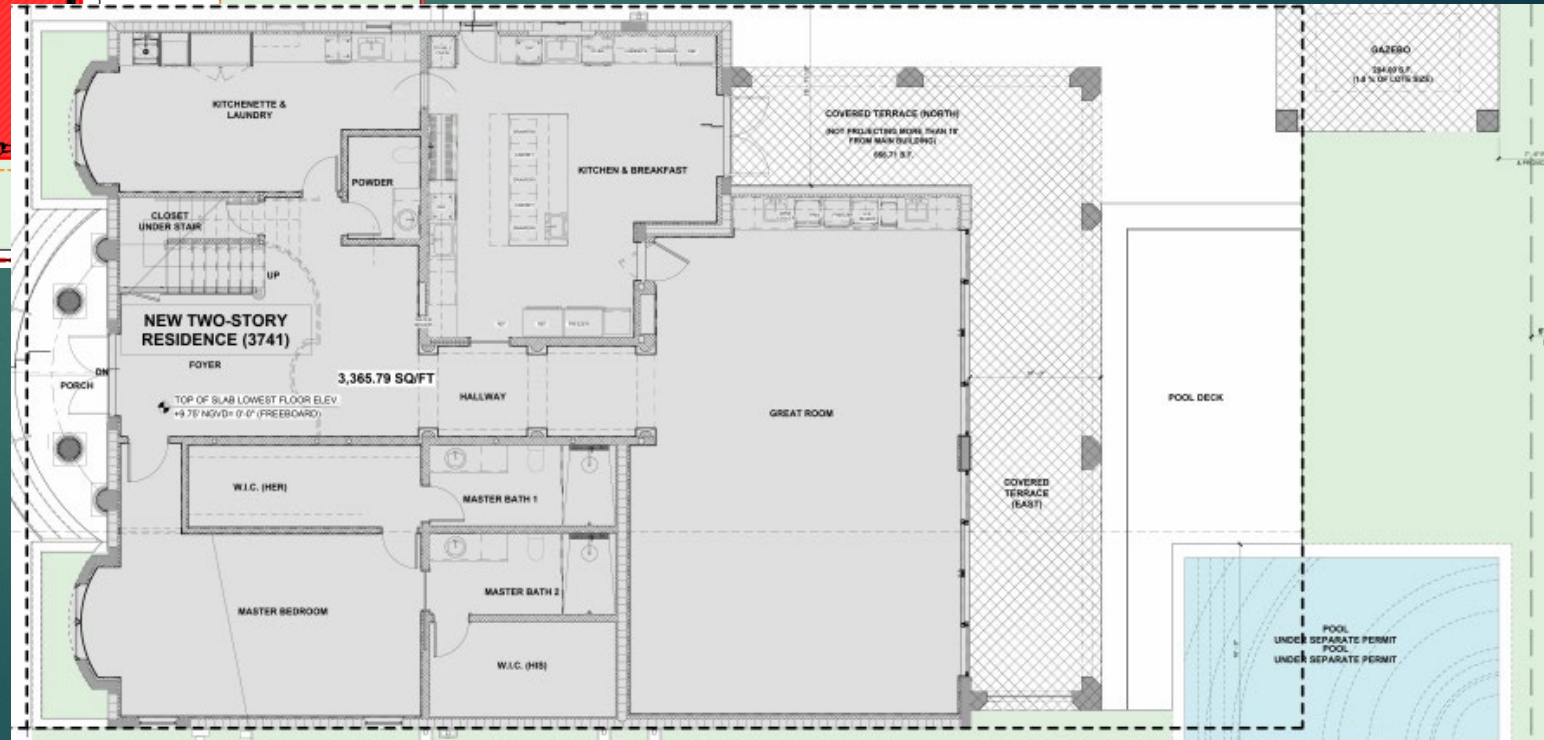
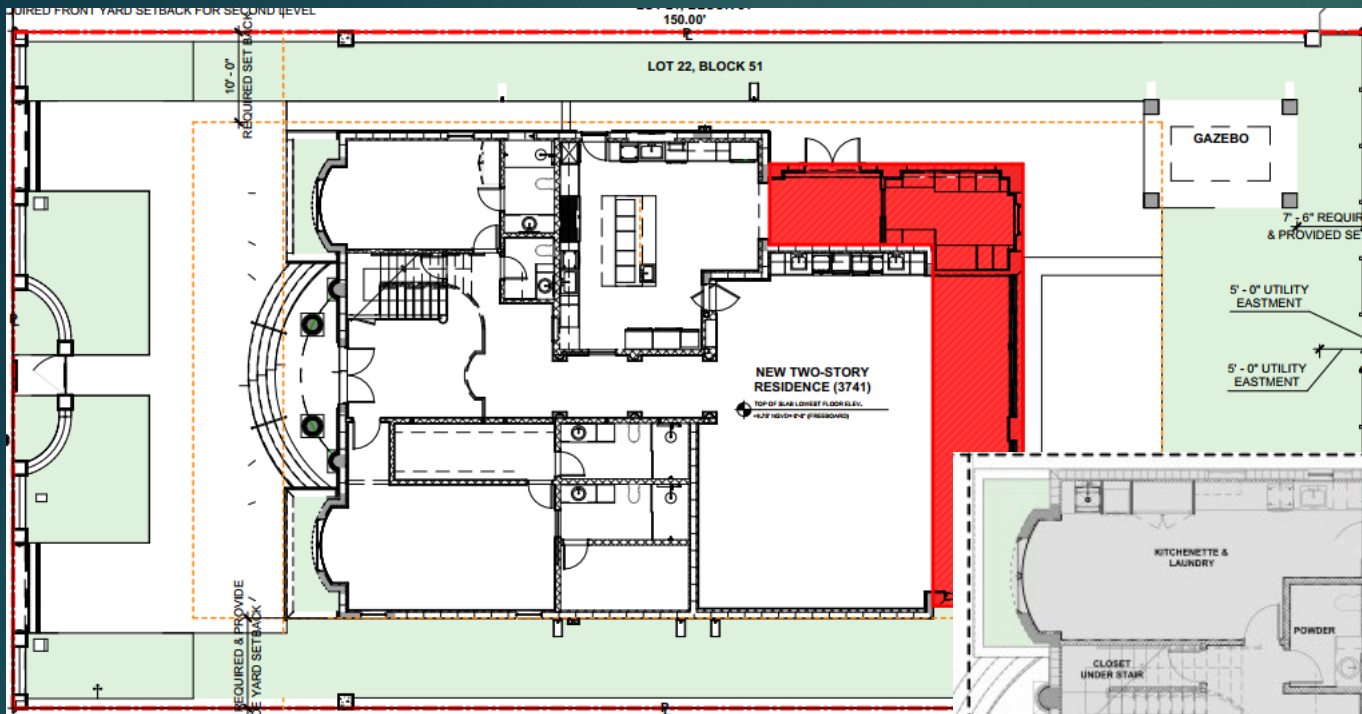
Interior - After



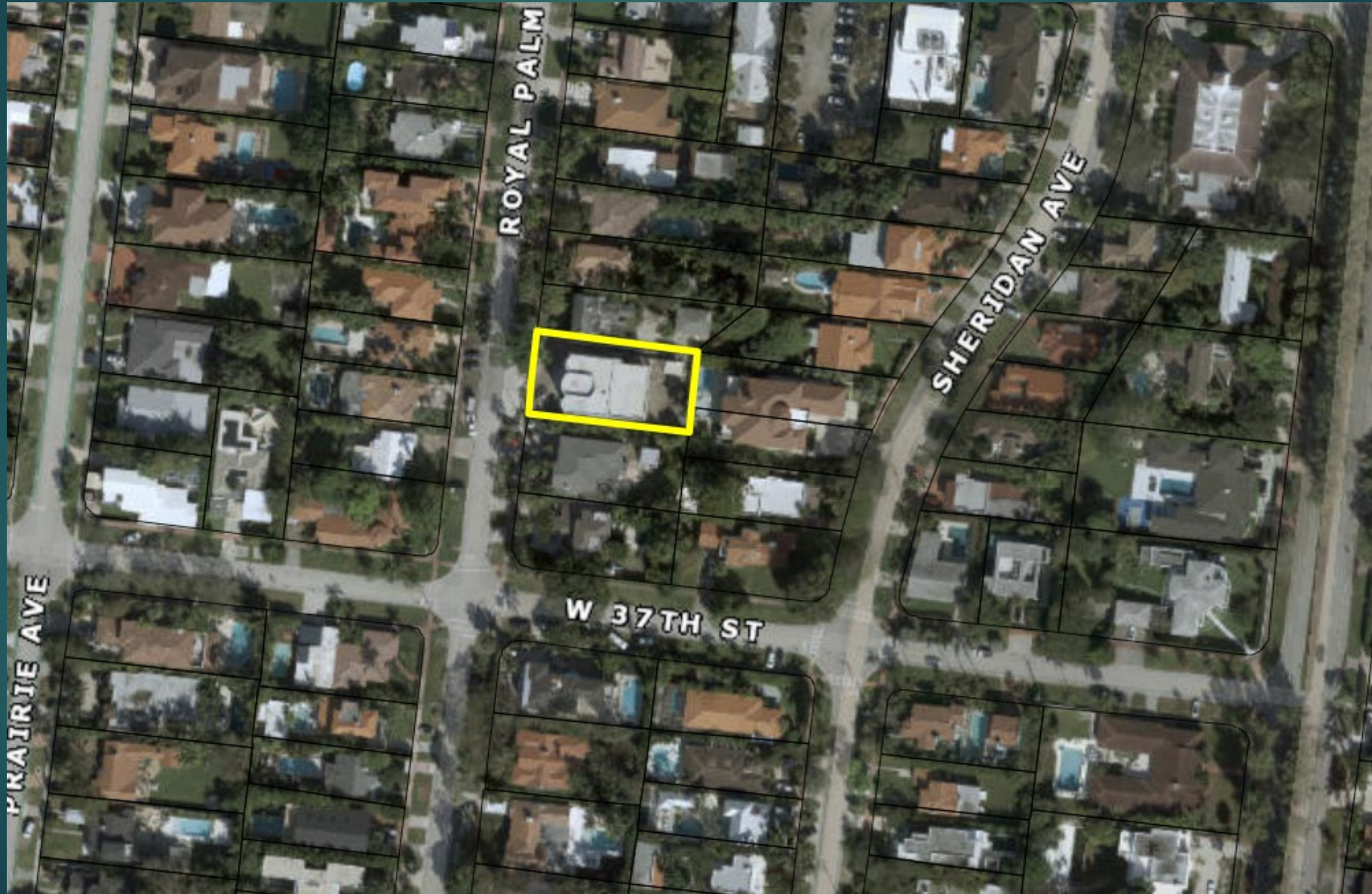
The Requests

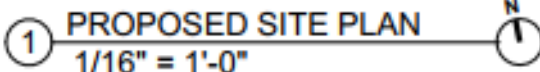
- 1. Maximum Unit size of 54.13% (6,089 square feet) where 50% (5,625 square feet) is permitted; Resiliency Code Sections 2.8.3(a) and (b)**
- 2. Lot Coverage of 35.76% (4,023.05 square feet) where 30% (3,375 square feet) is Permitted; Resiliency Code Section 2.8.3(a) and (b)**

Enclosed Terrace



Surroundings





The site plan shows Lot 21, Block 51, which is 150.00' wide and 75.00' deep. The lot is bounded by Lot 22, Block 51 to the north, Lot 3, Block 51 to the south, and Lot 4, Block 51 to the east. The plan includes a new two-story residence with a central courtyard, a new high-arched concrete driveway, a new filter fence, a pool under a separate permit, a gazebo, and various setbacks and easements. A callout box highlights the wall heights: 'FROM +5.52' NGVD 5' HIGH WALL' and 'FROM +5.52' NGVD 6'-6" HIGH WALL'. A red arrow points to a note in the bottom right corner: 'FROM +5.52' NGVD 6'-6" HIGH WALL'.

PROPOSED SITE PLAN
1/16" = 1'-0"

1 PROPOSED SITE PLAN
1/16" = 1'-0"

The image is a detailed proposed site plan for Lot 21, Block 51, which is 150.00' wide and 75.00' deep. The plan shows a residential property with a pool area labeled 'POOL UNDER SEPARATE PERMIT' and a 'GAZEBO'. The pool area is located on the right side of the lot, with a 'SLOPE 10%' and 'SLOPE 15%' indicated. The gazebo is located on the right side of the lot, with a 'SLOPE 10%' and 'SLOPE 15%' indicated. The plan also shows a 'NEW 6'-6" HIGH WOOD FENCE' and a '6'-6" HIGH WALL' along the right boundary. The plan includes various setbacks and dimensions, such as '15 FT x 15 FT DRIVEWAY SAFE RIGHT TRIANGLE' and '15 FT x 15 FT DRIVEWAY SAFE RIGHT TRIANGLE'. The plan is titled 'PROPOSED SITE PLAN' and '1/16" = 1'-0"'. A red arrow points to a specific area on the right side of the plan, near the pool and gazebo.

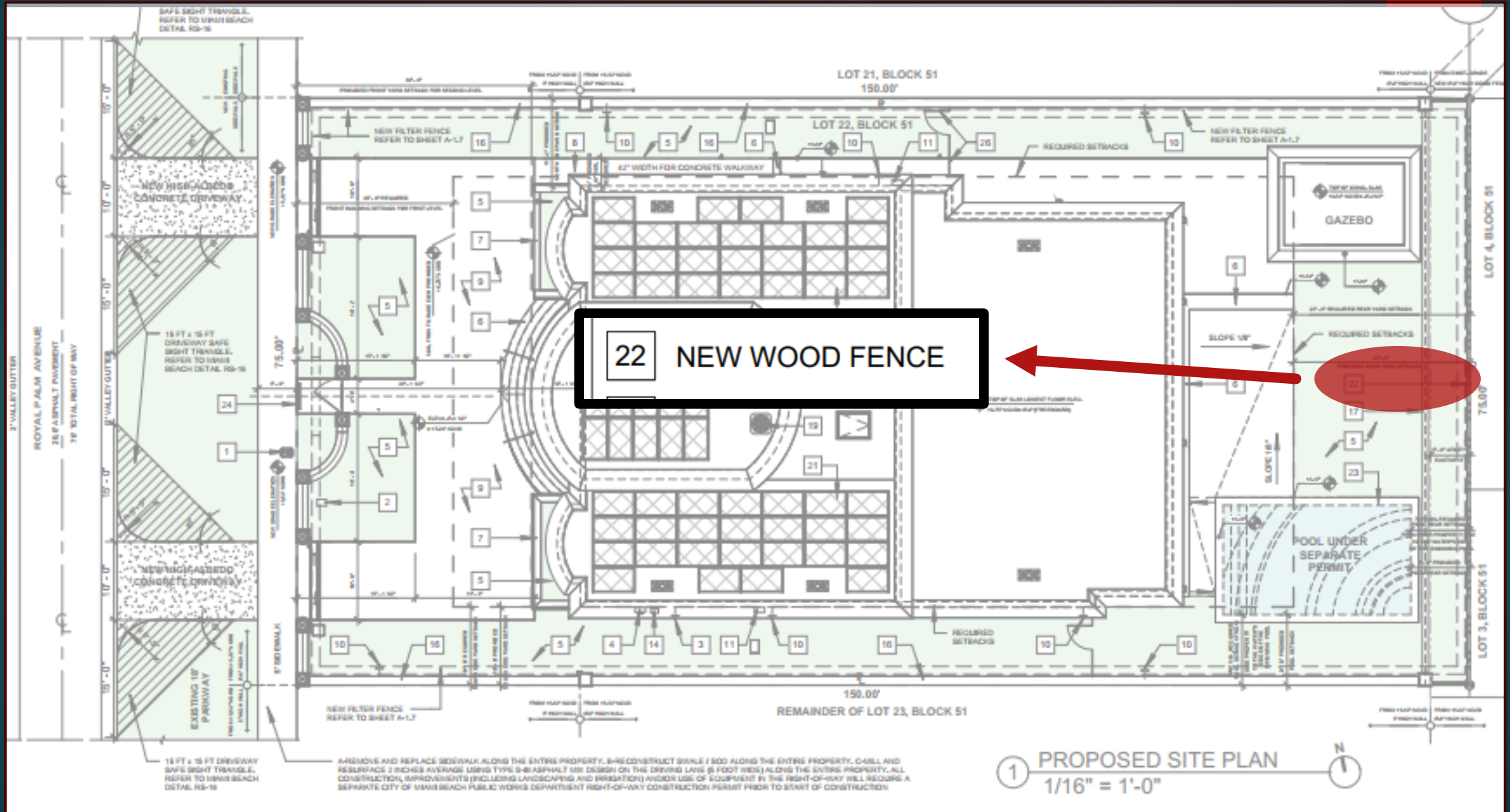
FROM +5.52' NGVD
6'-6" HIGH WALL

FROM EXIST. GRADE
NEW 6'-6" HIGH WOOD FENCE

PROPOSED SITE PLAN
1/16" = 1'-0"

① PROPOSED SITE PLAN
1/16" = 1'-0"

Buffer



Mix of Uses in Neighborhood



Staff Recommends Approval

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Board of Adjustment

TO: Chairperson and Board Members

DATE: June 6, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **ZBA25-0161 – 3741 Royal Palm Avenue.**
Folio: 02-3227-017-0880

An application has been filed requesting variances of the maximum unit size and lot coverage to allow for the enclosure of an outdoor terrace for an approved two-story home that is under construction.

RECOMMENDATION:
Approval with conditions.

Staff Recommends Approval

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Board of Adjustment

Additionally, staff has concluded that the plans and documents submitted with the application comply with the following hardship and practical difficulty criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

An application has been filed requesting variances of the maximum unit size and lot coverage to allow for the enclosure of an outdoor terrace for an approved two-story home that is under construction.

RECOMMENDATION:
Approval with conditions.

Letters of Support by Neighbors



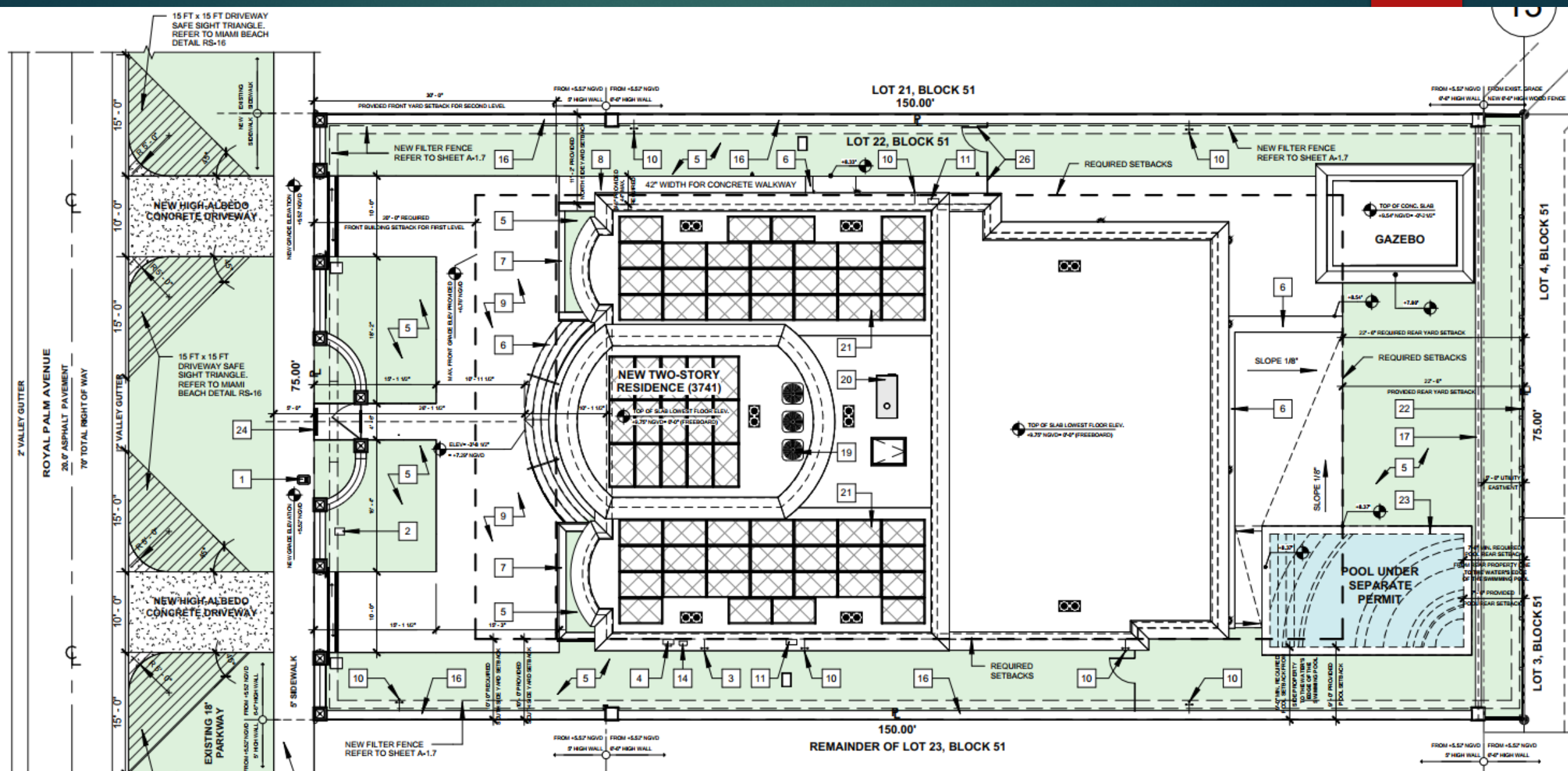
Thank you



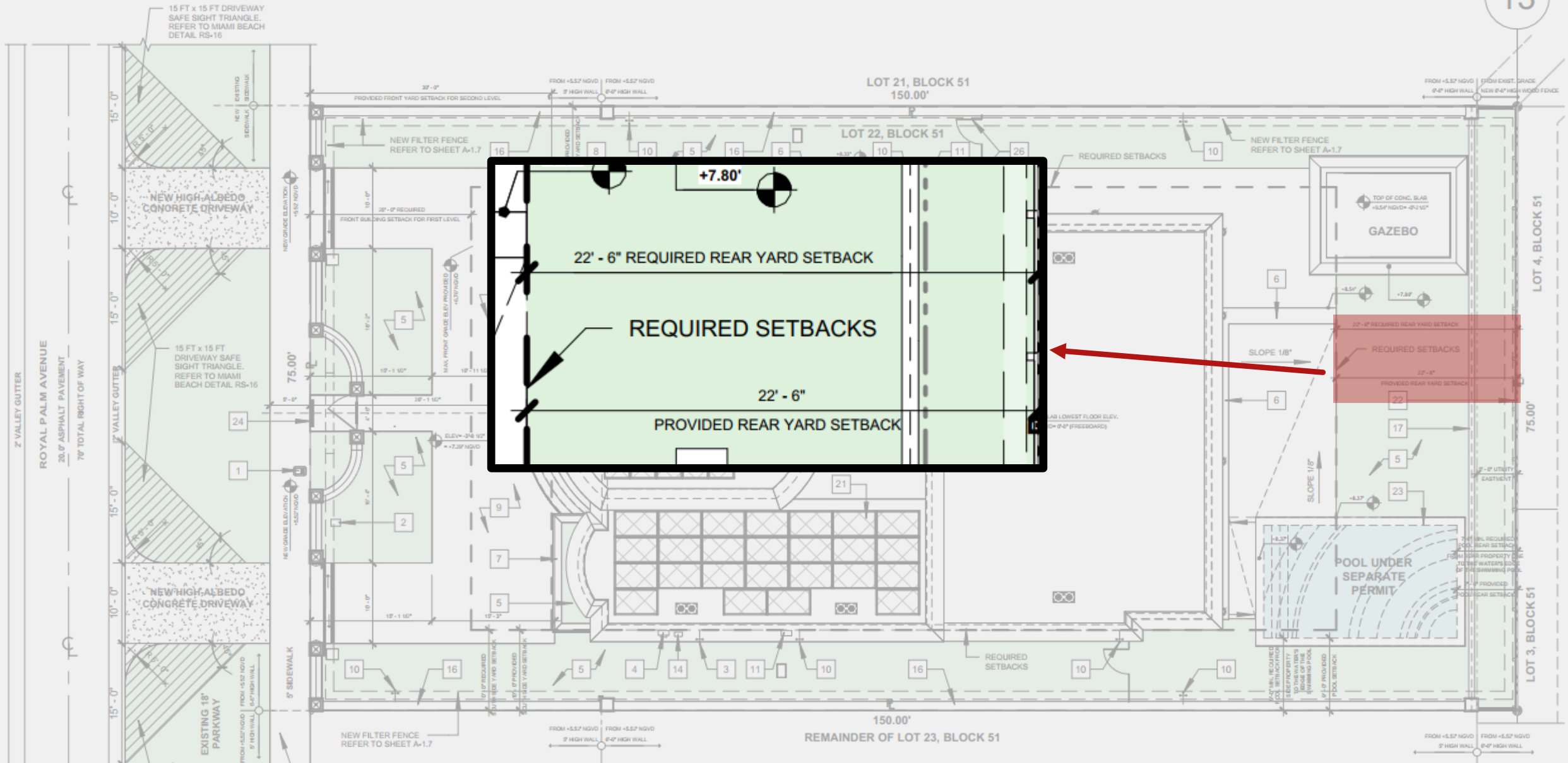
Thank you



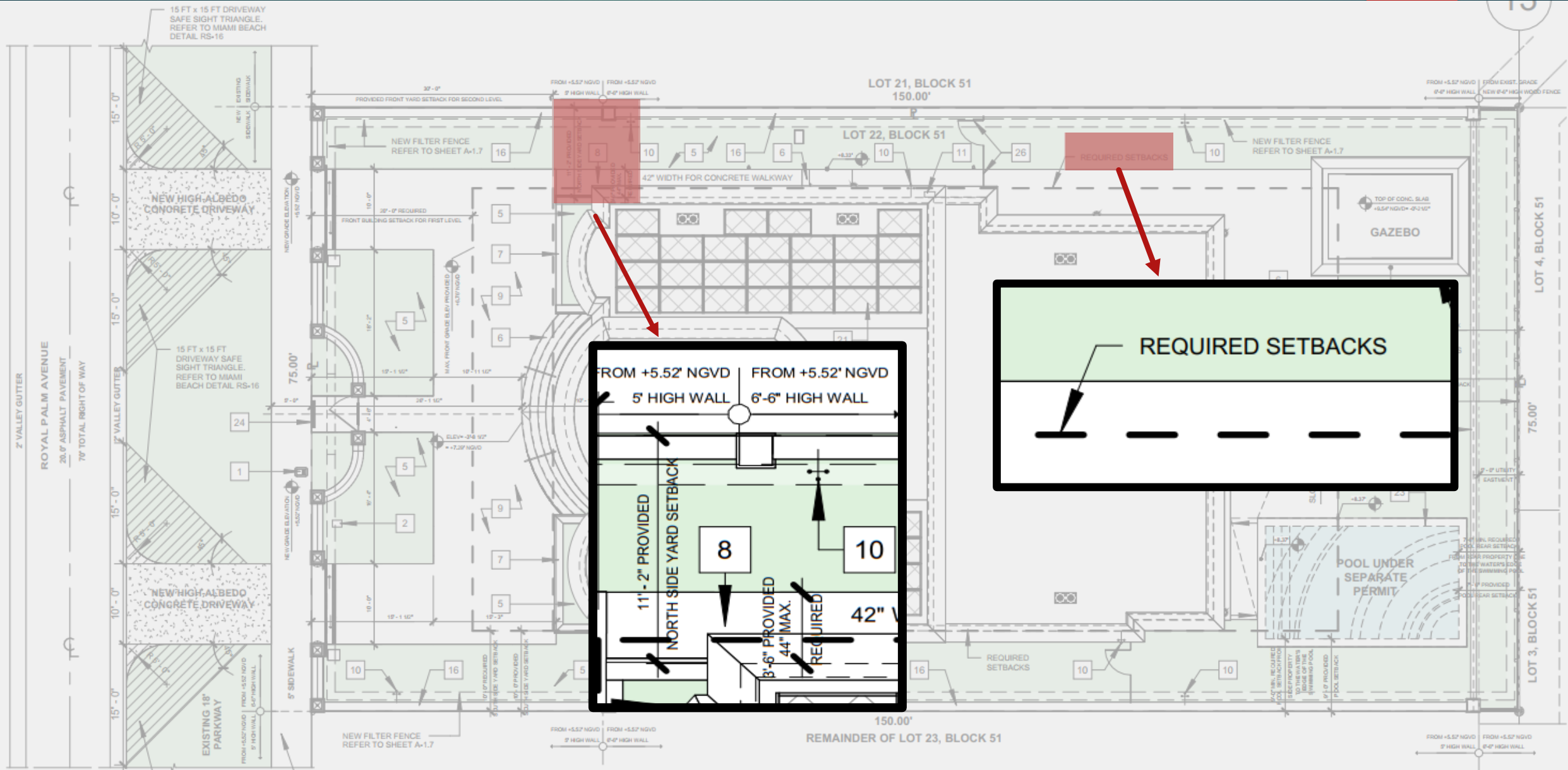
Setbacks



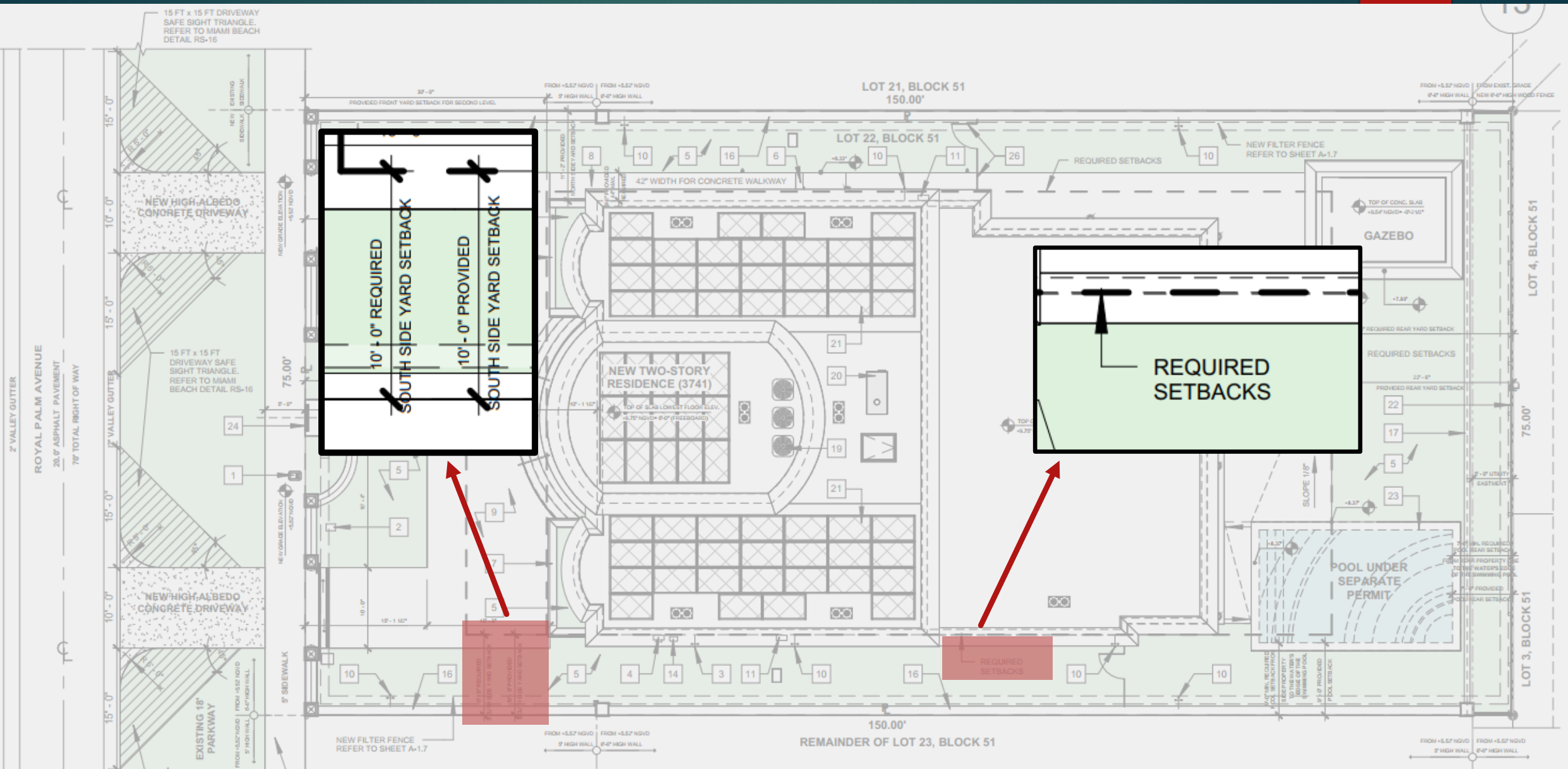
Rear Setbacks

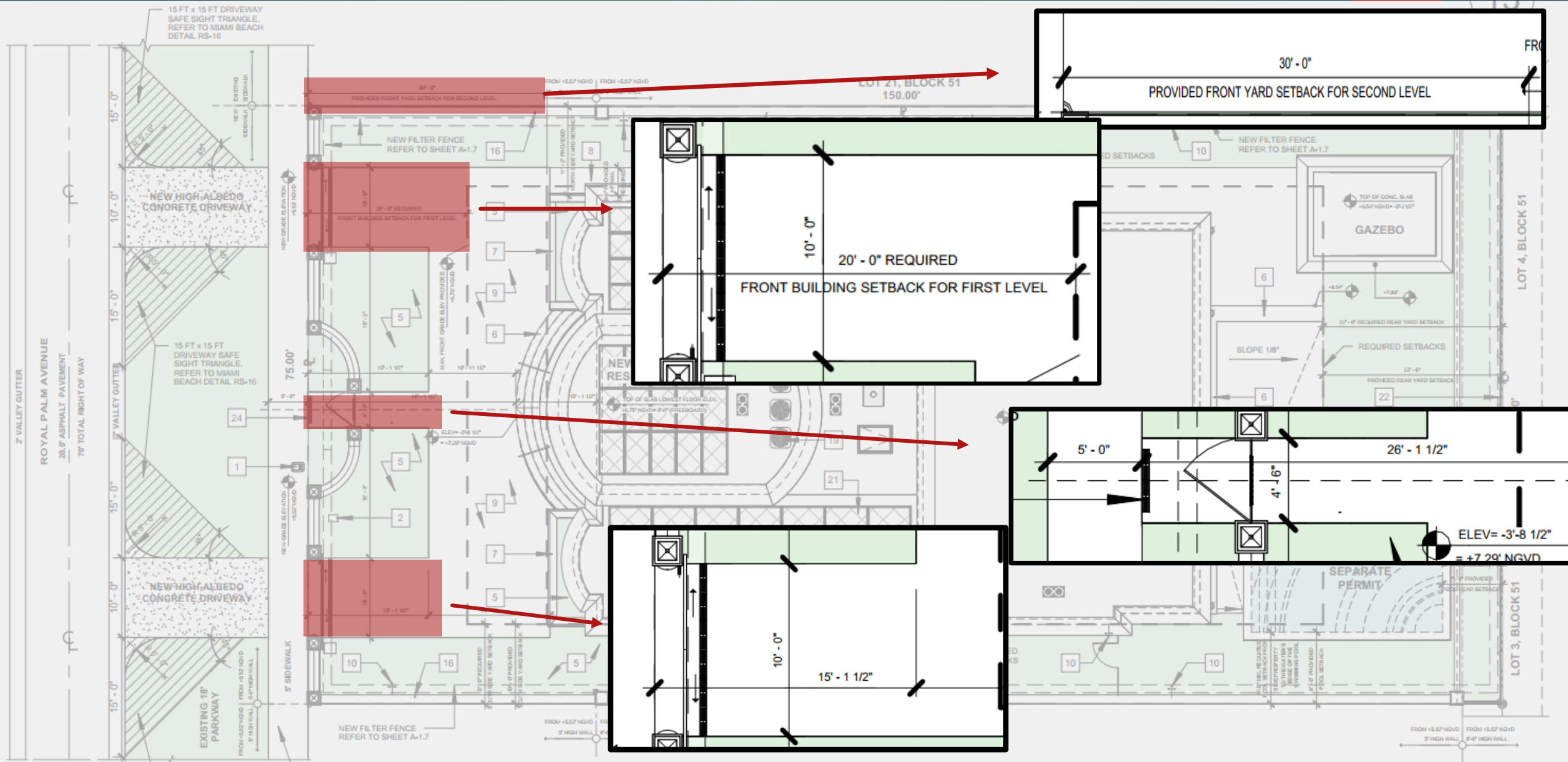


North Side Setbacks



South Side Setbacks





[illegible]

