



**CITY OF MIAMI BEACH**  
**PRELIMINARY AGENDA**  
*(AS OF SEPTEMBER 3, 2014)*  
*SUBJECT TO CHANGE*

**BOARD OF ADJUSTMENT**

PUBLIC NOTICE IS HEREBY GIVEN that the MIAMI BEACH BOARD OF ADJUSTMENT will hold a regular meeting on **FRIDAY, October 3, 2014** at 9:00 A.M. in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach. During this meeting, the Board of Adjustment will hold hearings for extensions of time, modifications, variances to the regulations of the Zoning Code, appeal of administrative decisions and items continued from previous meetings.

**BOARD OF ADJUSTMENT**

**File No. 3462: Beach House Owner, LLC., 4385 Collins Avenue** - The applicant is requesting a modification to conditions of approval for a previously approved variance to exceed the allowable hours of operation for accessory outdoor bar counters. Specifically the applicant is requesting to change the name of the owner/operator, pursuant to Article VIII, Section 118-356 of the Miami Beach City Code.

**File No. 3530: Commerce Street Properties, LLC., 850 Commerce Street** - The applicant is presenting a progress report and requesting a modification to conditions of approval for previously granted variances associated with the renovation and addition to the existing building for a new restaurant. Specifically, the applicant is requesting to extend the hours of operations, pursuant to Article VIII, Section 118-356 of the Miami Beach City Code.

**File No. 3579: Yardhouse USA, Inc., 1681 Lennox Avenue** - The applicant is presenting a progress report associated with a previously approved variance to waive the minimum required 300 foot distance separation between a business that sells alcoholic beverages for consumption and an existing daycare, in order to sell beer, wine and liquor for consumption on the premises in a new restaurant.

**File No. 3617: Royal Polo Hotel LLC., 2940 Collins Avenue** - The applicant is requesting a one (1) year extension of time to obtain a full building permit for a previously approved variance to waive the required minimum hotel unit size in

order to permit the retention of the existing guest rooms and the renovation to the historic building, pursuant to Article VIII, Section 118-355 of the Miami Beach City Code.

**File No. 3649: Berkeley Shore, LLC., 1610 Collins Avenue** - The applicant is requesting modification to a previously approved variance, pursuant to Article VIII, Section 118-356 of the Miami Beach City Code and the addition of two new variances to waive the minimum required interior side subterranean setback and to waive the minimum required interior side pedestal setback in order to build a stair at the north side of the property as part of the renovation of the existing hotel and the construction of a new 10-story hotel addition at the rear of the property, pursuant to Article II, Division 6, Section 142-338 of the Miami Beach City Code.

**File No. 3740: Nicholas Gelpi and Esther Gelpi, 5500 La Gorce Drive** – The applicants are requesting a variance to waive the minimum required street side setback and a variance to waive the minimum required rear setback in order to build additions to the front and rear of the existing single family home, pursuant to Article II, Division 2, Section 142-106 of the Miami Beach City Code.

**File No. 3742: 1775 James Avenue LLC., 1775 James Avenue** – The applicant is requesting a variance to waive the parking requirement for off-street loading spaces in order to build a new 5-story hotel building, pursuant to Article IV, Section 130-101 of the Miami Beach City Code.

**File No. 3745: Robert Toll & Jane Toll, 2500 Bay Avenue** – The applicants are requesting a variance to waive the minimum required interior side setback in order to build a new two (2) story structure on the north side of the single family property, pursuant to Article II, Division 2, Section 142-106 of the Miami Beach City Code

**File No. 3747: Mary Carpenter, 118 West Dilido Drive** – The applicant is requesting a variance to exceed the maximum permitted elevation within required yards in order to construct a pool and deck in the rear yard of a new two-story single family residence, pursuant to Article II, Division 2, Section 142-105 of the Miami Beach City Code.

**File No. 3748: 1550 Meridian Avenue LLC., 1550 Meridian Avenue** – The applicant is requesting a variance to waive the minimum required rear pedestal setback in order to construct a new 3-story detached ground level addition at the rear of the property, pursuant to Article II, Division 3, Subdivision II, Section 142-156 of the Miami Beach City Code.

**File No. 3749: Michael Simkins & Nicole Simkins, 5869 Pine Tree Drive** – The applicants are requesting a variance to waive the minimum required interior side setback, a variance to waive the minimum required sum of the side setbacks and a variance to exceed the maximum permitted building height in order to

construct a new 2-story single family home, pursuant to Article II, Division 2, Sections 142-105 and 142-106 of the Miami Beach City Code.

**Discussion: Ratification of amendments to the Board of Adjustment By-Laws.**

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustment c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Department. Inquiries may be directed to the Department at (305) 673-7550. Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.

Pursuant to Section 286.0105, Fla. Statue, the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's administrator at (305) 673-7550 no later than four (4) days prior to the proceeding. If hearing impaired, or for sign language interpreters, telephone (305) 673-7219 (TDD). For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550.