

1. After Action Report – March 7, 2025

APPROVAL OF MINUTES 1

MIAMI BEACH
Land Use Boards

Board of Adjustment

TO: Board of Adjustment
FROM: Thomas Mooney, Director
DATE: June 6, 2025
TITLE: AFTER ACTION REPORT – MARCH 7, 2025

PROPERTY

After Action Report – March 7, 2025

FILE NO.

After Action Report – March 7, 2025

APPLICANT

After Action Report – March 7, 2025

IN RE:

After Action Report – March 7, 2025

PRIOR ORDER NUMBER:

Applicable Area

N/A

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond
Funds?**

No

BOARD OF ADJUSTMENT MINUTES

Friday, March 7, 2025, 9:00 AM | Miami Beach City Hall

- I. ATTENDANCE
 - II. CITY ATTORNEY UPDATES
 - III. SWEARING IN OF PUBLIC
 - IV. ELECTION OF CHAIR AND VICE CHAIR
 - V. DISCUSSION ITEMS
 - VI. APPROVAL OF MINUTES
 - VII. REQUESTS FOR CONTINUANCES/WITHDRAWALS
 - VIII. PREVIOUSLY CONTINUED APPLICATIONS
 - IX. NEW APPLICATIONS
 - X. APPEALS
 - XI. OTHER BUSINESS
 - XII. ADJOURNMENT
-

AGENDA ITEMS

ATTENDANCE

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

Michael Goldberg, Steven Davis, Steven Kreinik, Sarah Mirmelli, Daniel Nagler, Janet Silverman, James Silvers

Absent: None

Staff: Faroat Andasheva, Rogelio Madan, Alejandro Garavito, and Miriam Herrera

DISCUSSION ITEMS

APPROVAL OF MINUTES

1. After Action Report – January 8, 2025

APPROVED – Davis/Silverman 6-0, Silvers not present

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. **[Previously continued from October 11, 2024 & February 7, 2025 (cancelled) meetings. The item was re-noticed.] Request to Continue to the May 2, 2025 meeting.**

CONTINUED to the May 2, 2025 meeting – Davis/Silverman 6-0, Silvers not present

PREVIOUSLY CONTINUED APPLICATIONS

NEW APPLICATIONS

3. **ZBA24-0170 4521 Pine Tree Drive:** An application has been filed requesting variances to increase the maximum allowable height, to reduce the southern interior side setback, and to reduce the sum of the side setbacks, in order to allow for the construction of a new two-story home.

APPROVED variance no. 1 (Height) – Davis/Kreinik 6-1, Nagler against

APPROVED variance no. 2 (Side Yard) – Nagler/Silverman 7-0

APPROVED variance no. 3 (Sum of Sides) – Davis/Nagler 7-0

4. **ZBA24-0171 8-14 Star Island Drive:** 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.

APPROVED variance no. 1 (Lot Aggregation) – Davis/Silvers 6-1, Nagler against

APPROVED variance no. 2 (Sum of Sides) – Kreinik/Davis 6-1, Nagler against

APPROVED variance no. 3 (Height) – Davis/Silverman 6-1, Nagler against

APPROVED variance no. 4 (Height Exception 1) – Davis/Mirmelli 6-1, Nagler against

APPROVED variance no. 5 (Height Exception 2) – Davis/Mirmelli 6-1, Nagler against

APPROVED variance no. 6 (Height Exception 3) – Silverman/Kreinik 6-1, Nagler against

APPROVED variance no. 7 (Driveway) – Davis/Kreinik 7-0

DENIED motion to approve variance no. 8 (Max. Yard Elevation) – Mirmelli/Silvers 5-3, Davis, Kreinik, and Nagler against

APPROVED motion to reconsider variance no. 8 – Davis/Silverman 7-0

APPROVED variance no. 8 (Max. Yard Elevation) – Mirmelli/Davis 5-2, Kreinik and Nagler against

ADJOURNMENT
