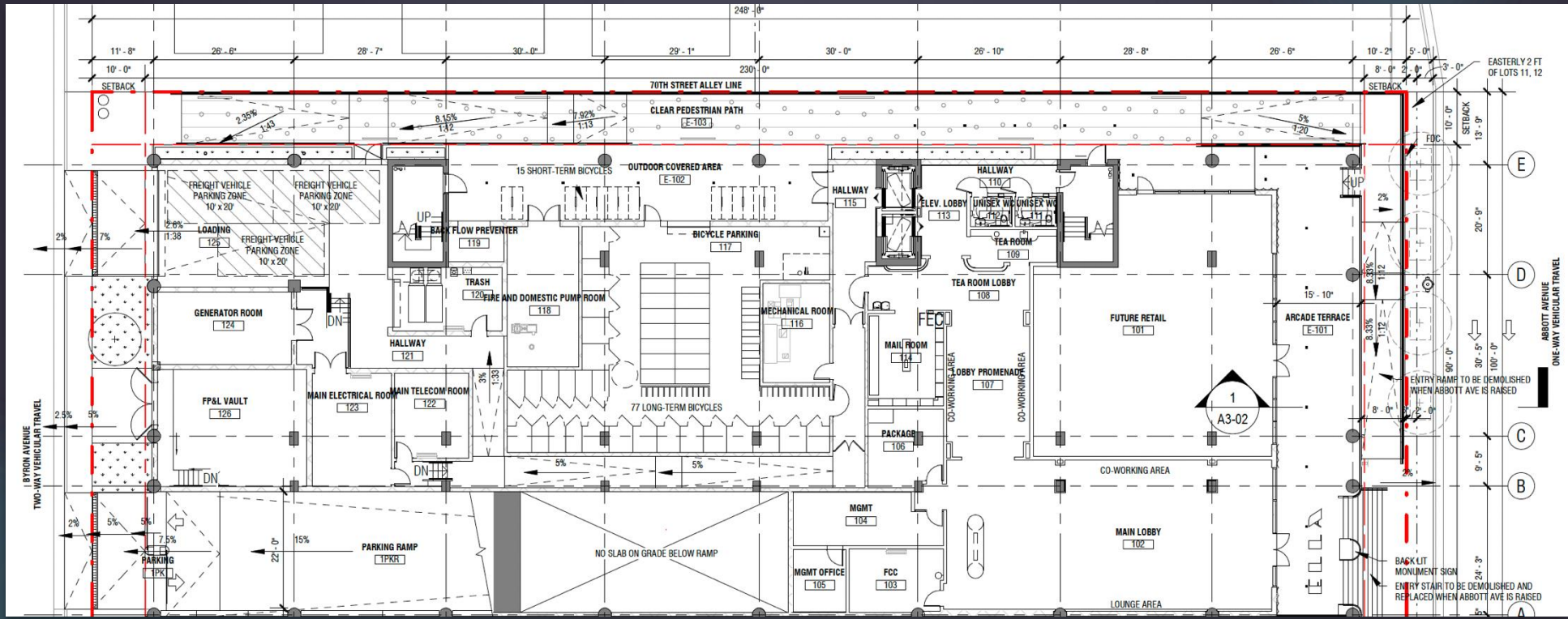




6940 ABBOTT AVENUE

Applicant Requests:

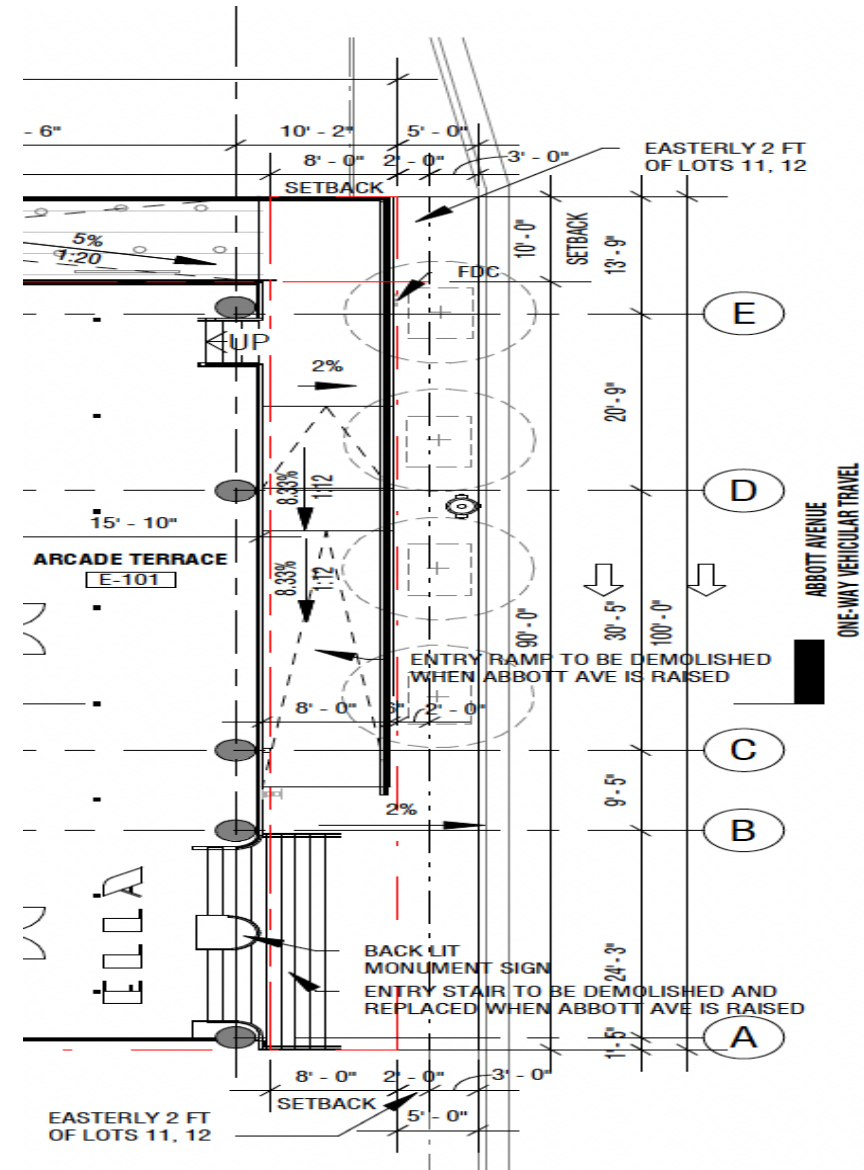
- ▶ Revision of DRB24-1070, FKA DRB22-0886 Order as follows:
 - ▶ Clear Pedestrian Path Waiver pursuant to Section 7.2.14.6.c.1.A.III.(5) of the City of Miami Beach Land Development Regulations
 - ▶ Setback Variance



Pedestrian Path Waiver

Pedestrian Path Waiver:

- ▶ Section 7.2.14.6.c.1.A.III.(5) provides that:
 - ▶ “Should there be a conflict with the elevations and FDOT roadway projects, the DRB may waive the requirement for a continuous level elevation.”
- ▶ City of Miami Beach Public Works Department requested this revision after Board approval.
- ▶ Temporary and will be demolished upon DOT project completion.





Pedestrian Path Waiver

Setback Variance Facts:

- ▶ 1949 Deed of the “Easterly two feet of Lots 11 and 12” to the City of Miami Beach for sidewalk purposes.
- ▶ Initial surveys did not discover the deed.
- ▶ Deed discovered after the commencement of construction by the Applicant.
- ▶ City was informed immediately.
- ▶ Deeded area is and will continue to be used for sidewalk purposes.
- ▶ Setback request does not increase FAR of approved project.
- ▶ Approved Design remains the same.

Setback Variance Criteria:

- ▶ Special Conditions
- ▶ Not caused by applicant
- ▶ Special privilege
- ▶ Similarly situated properties
- ▶ Minimum Variance requested
- ▶ General intent of the LDRs
- ▶ Consistent with Comprehensive Plan



THANK YOU