

**BOARD OF ADJUSTMENT MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**

Friday, May 5, 2023, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
  - II. CITY ATTORNEY UPDATES
  - III. SWEARING IN OF PUBLIC
  - IV. APPROVAL OF MINUTES
  - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS/OTHER
  - XI. NEW APPLICATIONS
  - XII. APPEALS
  - XIII. OTHER BUSINESS
  - XIV. ADJOURNMENT
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AGENDA ITEMS

ATTENDANCE

**Board:** Six (6) of Six (6) Members present (1 Vacancy)

Joy Malakoff, Daniel Nagler, James Silvers, Geoffrey Aaronson, Andres Asion,  
Michael Goldberg

**Staff:** Michael Belush, Steven Rothstein

Thomas Mooney & Nick Kallergis (re: ZBA23-0146)

APPROVAL OF MINUTES

1. After Action Report - April 14, 2023

**APPROVED – Aaronson/Malakoff 5-0 (Silvers Absent)**

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REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

1. **ZBA22-0143, 125-153 Collins Ave.** An application has been filed appealing an administrative decision of the Planning Director, in connection with the determination that 153 Collins Avenue and 157 Collins Avenue constitute “one building site” in accordance with Section 114-1 of the City’s Land Development Regulations. This appeal has been filed pursuant to Section 118-9 of the City’s Land Development Regulations.  
**[Application Deferred – To be re-noticed for a future date]**

**No Action required or taken**

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## NEW APPLICATIONS

2. **ZBA23-0145, 4454 N Meridian Ave.** An application has been filed requesting an after-the-fact variance from the side setback requirements for the construction of a pergola structure in the front yard of the existing home.

**APPROVED – Malakoff/Aaronson 5-0 (Silvers Absent)**

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## APPEALS

3. **ZBA23-0146, 1330 15<sup>th</sup> Street.** An application has been filed appealing a determination of the Planning Director, in connection with a proposal to reinstate a non-conforming suite hotel use on a property located in a multifamily residential district. This appeal has been filed pursuant to Sections 118-9 and 118-397 of the City's Land Development Regulations.

**Appeal DENIED – Aaronson/Malakoff 5-1 (Nagler opposed)**

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## ADJOURNMENT

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Applications listed herein have been filed with the Planning Department for review by the Board of Adjustments, pursuant Section 118-136 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustments c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of 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 proceedings is made, which record includes the testimony and 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.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).