

**BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 4260 Pine Tree Drive

**FILE NO.** ZBA16-0018

**IN RE:** The application for variances from the minimum required front and interior side setbacks for the construction of a new two-story single family residence on a vacant site.

**LEGAL**

**DESCRIPTION:** Lot 6, less the southerly 30 feet thereof, and Lot 7, less the northerly 25 feet, Block 2, of "Orchard Subdivision No. 4", According to the Plat Thereof, as recorded in Plat Book 25 at Page 30 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** September 9, 2016.

**ORDER**

The applicant, Lakeview Drive, LP, filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied (Underlying denotes new language and ~~strikethrough~~ denotes stricken language):

1. ~~A variance to reduce by 10' 0" the minimum front setback of 30' 0" in order to construct a new two-story single family home at 20' 0" from the front property line. (Variance denied)~~
2. ~~A variance to reduce by 2' 6" the minimum interior side setback of 10' 0" in order to construct a new two-story single family home at 7' 6" from the south property line. (Variance denied)~~
3. ~~A variance to reduce by 1' 4" the minimum required sum of the side setbacks of 20' 0" in order to construct a new two-story single family home with a sum of the side setbacks of 48' 8". (Variance denied)~~

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Section 118-353(d) of the Miami Beach Code.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendation, that the Application is **DENIED WITHOUT PREJUDICE** for the above-

