



### BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

**MONDAY, JULY 12, 2010**

**9:00 A.M.**

CITY COMMISSION CHAMBERS, THIRD FLOOR  
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

#### A. PROGRESS REPORT

1. FILE NO. 3097      SOUTH SHORE LANDOWNERS, LLC  
280-330 SOUTH SHORE DRIVE  
LOTS 3, 4 & 5; BLOCK 55  
NORMANDY GOLF COURSE SUBDIVISION  
PLAT BOOK 44, PG 62;  
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the approval of a modification granted on July 10, 2009, regarding the construction of a new two (2), four-story buildings with twenty-eight (28) residential units and forty-two (42) parking spaces.

**PROGRESS REPORT DUE IN 90 DAYS (OCTOBER 1, 2010)**

#### B. NEW CASES

2. FILE NO. 3462      RYDER PROPERTIES, LLC  
SOHO BEACH HOUSE  
(FORMER SOVEREIGN HOTEL)  
4385 COLLINS AVENUE  
MIAMI BEACH, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE CONTACT  
THE PLANNING DEPARTMENT).

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The applicant is requesting the following variance to exceed the allowable hours of operation of accessory outdoor bar counters:

1. A variance to exceed the allowable hours of operation of 3 of the proposed 4 accessory outdoor bar counters until 2:00 a.m. and until 4:00 a.m. for the 4<sup>th</sup> accessory outdoor bar counter, as well as extended hours of operation of 3 of the proposed 4 accessory outdoor bar counters to allow opening time to be 7:00 a.m.

**APPROVED.**

3. **FILE NO.3464**      **CHARLES BERNARD, LTD.**  
100 21<sup>ST</sup> STREET  
LOTS 1, 3, AND 5, BLOCK A OF AMENDED PLAT  
OF THE OCEAN FRONT PROPERTY OF THE  
MIAMI BEACH IMPROVEMENT COMPANY,  
PLAT BOOK 5, PG 7; MIAMI-DADE COUNTY,  
FLORIDA TOGETHER WITH THAT CERTAIN STRIP  
OF LAND LYING BETWEEN THE EASTERLY  
BOUNDARY OF SAID BLOCK A AND THE  
ATLANTIC OCEAN, AND BOUNDED ON THE  
NORTH BY THE SOUTHEASTERLY EXTENSION  
OF THE NORTH LINE OF BLOCK A, AND  
BOUNDED ON THE SOUTH BY THE  
SOUTHEASTERLY EXTENSION OF THE DIVIDING  
LINE RUNNING EAST AND WEST BETWEEN THE  
LOTS OF SAID BLOCK A, AS THE SAME

The applicant is requesting the following variances in order to replace/update signage on the existing hotel:

1. A variance to exceed by 132.3 s.f. the maximum allowable flat sign size of 30 s.f. in order to replace a sign of 162.3 s.f. on an existing parapet facing 21<sup>st</sup> Street and to allow the flat sign to be located above the ground floor (on the parapet).
2. A variance to allow the placement of an allowable sign facing the oceanfront to be relocated to the west parapet of the building.

If variance 2 is granted, then the applicant requests variance 3:

3. A variance to allow a flat sign that does not directly face a street.

**APPROVED WITH MODIFIED CONDITION.**

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4. **FILE NO. 3465**      **VERSAILLES HOTEL AND CONDOMINIUM  
ASSOC. / 3425 COLLINS AVENUE  
LOTS 1 THROUGH 8, AND THE 16.00 FOOT  
ALLEY, ALL IN, BLOCK 21, AMENDED PLAT OF  
THE OCEAN FRONT PROPERTY OF THE MIAMI  
BEACH IMPROVEMENT COMPANY SUBDIVISION,  
PLAT BOOK 5, PG 7 & 8; MIAMI-DADE COUNTY,  
FLORIDA; BOUNDED ON THE WEST BY THE  
WESTERLY LINE OF BLOCK 21; BOUNDED ON  
THE EASTY BY THE EROSION CONTROL LINE OF  
THE ATLANTIC OCEAN, PLAT BOOK 105, PG 62,  
MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON  
THE NORTH BY THE NORTHERLY LINE OF  
BLOCK 21, EXTENDED EASTERLY TO THE  
EROSION CONTROL LINE; BOUNDED ON THE  
SOUTH BY THE SOUTHERLY LINE OF BOLOCK  
21, EXTENDED EASTERLY TO THE EROSION  
CONTROL LINE**

The applicant is requesting the following variance in order to provide cooking facilities in the existing 274 units:

1. A variance to waive a range of 140 s.f. to 8 s.f. of the required 400 s.f. minimum unit size in order to retain the existing units at a range of 260 s.f. to 392 s.f. and to provide cooking facilities within them.

**APPROVED.**

5. **FILE NO. 3466**      **SHERRY FRONTENAC RESORT, INC.  
6565 COLLINS AVENUE  
AMD PL OF 2<sup>ND</sup> OCEAN FRONT SUB.  
LOTS 40-41-42 INC. BLOCK 1,  
PLAT BOOK 28, PG 28;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of cabanas along the north and south sides and at the rear of the existing hotel:

1. A variance to waive 61'-10" of the required rear yard pedestal setback of 66'-7" in order to provide 4'-9" from the Bulkhead line to the edge of the new access stairs and cabanas at the pedestal level.

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2. A variance to waive 18'-11" of the required 24'-0" interior side yard setback in order to provide 5'-1" from the south property line to the south face of the cabanas.
3. A variance to waive 19'-3" of the required 24'-0" interior side yard setback in order to provide 4'-9" from the north property line to the north face of the cabanas.
4. A variance to exceed by 4'-1" the maximum allowable balcony projection of 1'-4" in order to build a balcony that projects 5'-4" up to the rear property line
5. A variance to waive 10'-3" (north side), 9'-11" (south side) of the minimum required interior side yard setback at the north and south sides of 15 feet from a side lot line and to waive 5'-3" of the minimum required 10 foot setback from the bulkhead line in order to build the access stairs and cabanas at 4'-9" (north side), 5'-1" (south side) from the interior property lines and at 4'-9" from the rear property line.
6. A variance to waive 13% of the minimum lot coverage of 50% of the required rear yard to be landscaped and open to the sky in order to provide 37% lot coverage.
7. A variance to waive 36.5% of the required 50% of the required rear yard setback as open and unencumbered view corridor, from the erosion control line to the rear setback line in order to provide 13.5%.

**THE APPLICANT REQUESTED CONTINUANCE TO THE AUGUST 6, 2010 MEETING.**

6. **FILE NO. 3467**      **JACOB BLACHER AS PRES. OF  
THE LIQUOR STORE, INC.  
1445 ALTON ROAD  
LOT 23 AND LOT 24 OF THE PLAT OF  
"OCEAN BEACH ADDN NO. 3",  
PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell alcoholic beverages for off premise consumption at a new liquor store:

1. A variance to waive 132 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages and

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an existing religious institution, La Iglesia de Dios, in order to sell alcoholic beverages for off-premise consumption within a new liquor store with a distance of 168 feet to the religious institution.

**APPROVED.**

7. **FILE NO. 3468**      **SABADELL UNITED BANK**  
   **1688 MERIDIAN AVENUE**  
   **MIAMI BEACH, FLORIDA**  
   **(FOR LEGAL DESCRIPTION PLEASE CONTACT**  
   **THE PLANNING DEPARTMENT).**

The applicant is requesting a variance in order to relocate an allowable building identification sign on a nine story building from the parapet facing 17<sup>th</sup> Street (north) to an existing architectural feature at the roof of the building, also facing 17<sup>th</sup> Street.

1. A variance to waive the requirement of a building identification sign to be located on the parapet of the building in order to provide a building identification sign on an architectural feature.

**APPROVED.**

**C. NEXT MEETING DATE**

August 6, 2010

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*In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, 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) five (5) days prior to the proceeding.*

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