



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, SEPTEMBER 8, 2000 - 9:00 A.M.

1700 Convention Center Drive
Commission Chambers - Third Floor
Miami Beach, Florida 33139

A. PROGRESS REPORT

- 1. **FILE NO. 2301 M-1 DEVELOPMENT CORP.
d/b/a SUNTERRA RESORT
425 and 455 OCEAN DRIVE
LOTS 3,4,5 & 6; BLOCK 116
OCEAN BEACH ADDITION NO. 4; PB 3/115&151
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report regarding variances initially granted on May 7, 1993 for substantial rehabilitation of an existing apartment/hotel. The presentation of this report is a condition of the Modified Order dated June 2, 2000. (Note: This applicant is presently required to present bi-monthly reports until a final Certificate of Occupancy is received. After the issuance of such Certificate, the applicant shall present yearly status reports).

Next Progress report on October 6, 2000. Possible modifications to conditions on October 27, 2000.

B. MODIFICATION

- 2. **FILE NO.2748 CRAIG ROBINS
2511 LAKE AVENUE, SUNSET ISLAND NO. 2
LOT 8; BLOCK 2
SUNSET LAKE EXTENSION
PB 40/23; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting to modify a condition of approval which prohibits windows along the north elevation of a previously approved

two story addition in order to install translucent glass windows. A height variance was approved on June 2, 2000 to allow the construction of a two story addition to an existing single family residence.

Approved.

C. NEW CASES

3. **FILE NO. 2730 PARK ONE OF FLORIDA, INC.
1041 COLLINS AVENUE
LOTS 12, 13 AND 14; BLOCK 15
OCEAN BEACH ADDITION NO. 2
PLAT BOOK 2 - PAGE 56
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a seven (7) level parking garage with commercial uses on the ground floor fronting Collins Avenue.

1. A variance to exceed by 5' - 6" the maximum permitted height of 50' - 0" in order to construct a 55' - 6" high parking garage.
2. A variance to waive 16' - 6" of the minimum required front yard setback of 20' - 0" in order to construct a parking garage 3' - 6" from the front property line facing Collins Avenue and a variance to waive the minimum required, open to the sky, courtyard of 453 sq. ft.

Approved.

4. **FILE NO. 2754 JODY SCHWARTZ
919 COLLINS AVENUE
LOT 11; BLOCK 14
OCEAN BEACH ADDITION NO. 2
PLAT BOOK 2 - PAGE 56
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a new two story residential/commercial addition to an existing structure:

1. A variance to waive 2' - 0" of the minimum required interior side yard setback of 5' - 0" in order to construct the above addition 3' - 0" from the north and south side property lines.

Approved.

5. **FILE NO. 2755 RENALDO AND RAUDEL MESA
1040 - 10th STREET
LOT 12; BLOCK 120
LENOX MANOR SUBDIVISION
PLAT BOOK 7 - PAGE 15
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a new four story, eleven (11) unit multifamily building:

1. A variance to waive 8' - 0" of the minimum required two way drive of 22' - 0" in order to construct a new four story, eleven (11) unit multifamily building with a 14' - 0" two way drive.

Approved.

6. **FILE NO. 2756 BARCODE RESTAURANT, INC.
1437-1439 WASHINGTON AVENUE
LOTS 4 AND 5 and the WEST 12.5 FT. OF LOT 3;
BLOCK 2-B; ESPANOLA VILLAS
PB 7/145; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell/serve beer, wine and liquor at a proposed restaurant:

1. A variance to waive 183 feet of the minimum required 300 feet separation between a business that sells/serves alcoholic beverages and an educational facility in order to sell/serve beer and wine and liquor at a proposed restaurant 117 feet from Fisher-Feinberg Elementary School.

Continued to the meeting of October 6, 2000.

7. **FILE NO. 2757 NORTH BAY ROAD TRUST
5300 NORTH BAY ROAD
LOT 14; BLOCK 14**

**LA GORCE GOLF SUBDIVISION
PB 14/43; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a second story addition over an existing garage/gatehouse for a single family residence :

1. A variance to waive 7' - 6" of the minimum required front yard setback of 20' - 0" in order to construct a second floor addition over an existing single family garage/gatehouse 12' - 6" from the front property line facing North Bay Road.

Continued to the meeting of October 6, 2000.

- 8. FILE NO. 2759 ADLER MANAGEMENT SERVICES, INC.
(a/k/a BLOCKBUSTER PLAZA)
LOTS 22, 23 AND 24; BLOCK 7
AMENDED SECOND OCEANFRONT SUBDIVISION
PB 28/28; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to place a detached shopping center directory sign on the property and to retain all of the existing individual business signs currently located on the property:

1. A variance to waive section 138-202 which limits individual signs in a shopping center to ten square feet when a directory sign is installed in order to install a shopping center monument sign and retain the existing signage on the individual stores which exceed ten square feet.

Approved.

- 9. FILE NO. 2760 JAZID, INC.
1342 WASHINGTON AVENUE
LOTS 6, 7 AND 11; BLOCK 21
H. PRATTS RESUB. OCEAN BEACH NO. 3
PB 6/17; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell/serve beer, wine and liquor at a proposed jazz club/restaurant:

1. A variance to waive 156 feet of the minimum required 300 feet separation between a business that sells/serves alcoholic beverages and an educational facility in order to sell/serve beer and wine and liquor at a proposed jazz club/restaurant 144 feet from Fisher-Feinberg Elementary School.

Approved.

- 10. FILE NO. 2761 JOHN AND CATHY TIGHE
4951 CHEROKEE AVENUE
LOT 26; BLOCK 27
LAKEVIEW SUBDIVISION
PB 14/42; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a swimming pool and spa in the front yard of an existing single family residence:

1. A variance to waive 13 feet of the minimum required front yard setback of 20 feet in order to construct a swimming pool, deck and spa, in the front yard of an existing single family residence, 7 feet from W. 49th Street.
2. A variance to waive 1' - 6" of the minimum required interior side yard setback of 9' - 0" for swimming pools in order to construct a swimming pool 7' - 6" from the east side yard.

Approved.

- 11. FILE NO. 2762 BOV DEVELOPMENT CORP.
a/k/a BENTLEY BEACH CONDOMINIUM
101-115 OCEAN DRIVE
LOTS 7 AND 8; BLOCK 113**

**OCEAN BEACH ADDITION NO. 4
PB 3/151; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to affix two temporary construction signs to the existing construction fences on the subject property:

1. A variance to exceed by 2325 sq. ft. the maximum permitted size of 75 sq. ft. for temporary construction signs in order to transform the entire construction fence facing 1st Street into a construction sign.
2. A variance to exceed by 567 sq. ft. the maximum permitted size of 33 sq. ft. for temporary construction signs in order to transform the entire construction fence along the front of the property, facing Collins Avenue, into a construction sign.

- 12. FILE NO. 2763 BENTLEY BAY DEVELOPMENT CORP.
a/k/a BENTLEY BAY CONDOMINIUM
520-540 WEST AVENUE
LOTS 24 THRU 27
AMENDED PLAT OF AQUARIUM SITE RESUB.
PB 21/83
and LOTS 1 AND 2; BLOCK 1
AMENDED PLAT OF FLEETWOOD SUB.; PB 28/34
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to affix a temporary construction signs to the existing construction fence on the subject property:

1. A variance to exceed by 2607 sq. ft. the maximum permitted size of 75 sq. ft. for temporary construction signs in order to transform the entire construction fence facing West Avenue into a temporary construction sign.

Approved.

- 13. FILE NO. 2764 VSP CORPORATION d/b/a L'ENTRECOTE DE PARIS
419 WASHINGTON AVENUE
LOT 10; BLOCK 6
OCEAN BEACH FLA. SUB.; PLAT BOOK 2 - PAGE 38
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to serve liquor at an existing restaurant:

1. A variance to waive eleven (11) of the minimum required sixty (60) seats, in order to serve beer, wine and liquor at an existing restaurant that contains only forty-nine (49) seats.

Approved.

- 14. FILE NO. 2766 EMILIO MANTERO-ATIENZA
278 PALM AVENUE
LOT 5; BLOCK 2C
RIVIERA 1st AND 2nd ADDITIONS AMENDED
PB 32/37; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a swimming pool and spa at an existing single family residence:

1. A variance to waive 14 feet of the minimum required front yard setback of 20 feet in order to construct a deck 6 feet from the front property line and a swimming pool 7.5 feet from the front property line facing South Coconut Lane.
2. A variance to waive 2.5 feet of the minimum required interior side yard setback of 7.5 feet for decks in order to construct a swimming pool deck 5 feet from both interior side yards.

Continued to the meeting of October 27, 2000.

