



CITY OF MIAMI BEACH
PLANNING DEPARTMENT

CITY HALL 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139

TELEPHONE: (305) 673-7550

FACSIMILE: (305) 673-7559

BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, MARCH 2, 2001 - 9:00 A.M.
1700 Convention Center Drive
Commission Chambers - Third Floor
Miami Beach, Florida 33139

A. PROGRESS REPORT

1. FILE NO. 2777 MAIRELY RODRIGUEZ
d/b/a TROPICAL ON THE BEACH
1415 WASHINGTON AVENUE

The applicant will present a progress report regarding the operation of this restaurant which obtained a variance on December 1, 2000 to sell/serve alcoholic beverages within the proximity of Fienberg-Fisher Elementary School. The presentation of this report is a condition of the Final Order signed on January 10, 2001. (Note: This Board shall determine whether subsequent progress reports are needed, and if so, shall establish a time frame for future reports.)

PROGRESS REPORT WITHIN 60 DAYS OF OBTAINING AN OCCUPATIONAL LICENSE

B. EXTENSIONS OF TIME

2. FILE NO. 2626 THE LOFTS AT SOUTH BEACH, INC.
1403 DADE BLVD.

The applicant is requesting a twenty-four (24) month extension of time to complete the construction of a new 72' high mixed-use building consisting of 2,400 s.f. of retail space, 2,610 s.f. of office space, 26 apartments and 44 parking spaces. The variances were granted on April 13, 1998. A condition of approval was that a building permit be obtained by October 13, 1998 and the project be completed by April 13, 2001. The extension, if granted, will give the applicant until April 13, 2003 to complete the project.

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APPROVED - WITH A PROGRESS REPORT EVERY NINETY DAYS

3. FILE NO. 2743 ZEDEK ASSOCIATES
a/k/a VALONA HOTEL
315 OCEAN DRIVE

The applicant is requesting a one year extension of time to obtain a building permit for the construction of a new four (4) story, 77 unit hotel building with 16 parking spaces. The variances were granted on May 5, 2000 and a building permit should have been obtained by November 5, 2000. The extension, if granted, will give the applicant until November 5, 2001 to obtain a building permit and until November 5, 2003 to complete the project.

APPROVED - ONE YEAR EXTENSION - NO OTHER EXTENSIONS PERMITTED

C. CONTINUED CASES

4. FILE NO. 2786 WORLD SAVINGS BANK
1261 20th STREET

This case is continued from the meeting of January 5, 2001.

The applicant is requesting the following variance in order to install a larger than permitted sign for a new bank building currently under construction:

1. A variance to exceed by 42 sq. ft. the maximum permitted 30 sq. ft. for flat signs in order to install a 72 sq. ft. sign with copy reading **World Savings** on the front of the building facing 20th Street.

APPROVED AS REQUESTED

5. FILE NO. 2779 WILLIAM GOLDSMITH
1820 W. 25th STREET
SUNSET ISLAND NO. 2

The applicant is requesting the following variance in order to construct a detached pool house adjacent to an existing single family residence:

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1. A variance to waive 16.1' of the minimum required west side yard of 23.6' in order to construct a pool house 7.5' from the east side yard. The applicant is proposing a sum of the side yards of 21.4' and the code requires a side yard sum of 37.5'.

CONTINUED TO THE MAY 4 MEETING - MUST BE RENOTICED AND NEW LABELS

6. **FILE NO. 2789 GARY AND RENEE BLEEMER**
6381 NORTH BAY ROAD

The applicant is requesting the following variance in order to attach a one story addition to the rear of an existing single family residence:

1. A variance to waive 9' - 3" of the minimum required 20' - 0" rear yard setback for single family residences in order to construct an addition 10' - 9" from the rear property line.

CONTINUED TO APRIL

7. **FILE NO. 2791 LEAH=S HOUSE, INC.**
a/k/a THE HOUSE RESTAURANT
1355 ALTON ROAD

This case was continued from the meeting of February 2, 2001.

The applicant is requesting the following variance in order to serve beer and wine at an existing restaurant within 300 feet of a property used as an educational facility:

1. A variance to waive 225' of the 300' minimum required distance separation from an educational facility and a commercial use offering the sale or consumption alcoholic beverages in order to allow the serving of beer and wine at an existing restaurant located 75 feet from AA to Z for Kids Day Care@.

DENIED

D. NEW CASES

8. **FILE NO. 2792 GFI #2, LTD.**
959 WEST AVENUE

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The applicant is requesting the following variances in order to construct a five story, 751 space commercial garage, with 21,400 sq. ft. of ground floor commercial spaces facing West Avenue, as follows:

1. A variance to waive 23.28' of the minimum required 31.28' side yard setbacks in order to construct the above garage 8' from the property line along 9th and 10th streets.
2. A variance to waive 7' of the minimum required 15' rear yard setback in order to construct the above garage 8' from the rear property line facing the alley.
3. A variance to exceed by 26' the maximum allowable depth of 40' for commercial spaces located in garages permitted as main uses in a residential zoning district, in order to provide commercial spaces 66' deep facing West Avenue.

APPROVED WITH MODIFICATIONS TO VARIANCE #1 AND #3

9. FILE NO. 2793 ROSA TENENBAUM
5045 LAKEVIEW DRIVE
LOTS 16 AND 17; BLOCK 31

The applicant is requesting the following variance in order to effectuate a recently approved lot split by the Planning Board and therefore allow the existing single family residence to remain:

1. A variance to waive 34.58' of the 49' required sum of the side yards in order to retain the existing residence, after lot 17 is removed from the site, with a resulting sum of the side yards of 14.42'.

APPROVED WITH MODIFICATIONS TO CONDITIONS

10. FILE NO. 2794 REGIUS PROPERTIES, INC.
734 MICHIGAN AVENUE

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The applicant is requesting the following variances in order to construct a four story eight (8) unit apartment building with twelve (12) parking spaces, as follows:

1. A variance to waive 5'-10" of the minimum required 15'-0" pedestal rear yard setback in order to construct the above building with stairs located 9'-2" from the rear property line and the building 12'-10" from the rear property line.
2. A variance to waive 4'-6" of the minimum required 7'-6" pedestal north side yard setback on order to construct the above building with columns 3' from the north side yard and enclosed stairs on the third and fourth floors 5'-6" from the north side yard.
3. A variance to waive 1'-11" of the minimum required 7'-6" pedestal south side yard setback on order to construct the above building with stairs and a second floor corridor 5'-7" from the south side yard and enclosed stairs on the third and fourth floors 5'-6" from the south side yard.

Note: The following variance has not been requested by the applicant but will be required if the Board follows Staff's recommendations.

4. A variance to waive 4.5' of the minimum required 22' width for two way drives in order to construct the above building a 17.5' two way drive for the 12 parking space garage.

APPROVED WITH MODIFICATIONS TO VARIANCE REQUEST #1

- 11. FILE NO. 2795 MUTUAL HOLDINGS, INC.
900-906 4th STREET**

The applicant is requesting the following variance in order to construct a new six (6) unit apartment building with nine (9) parking spaces on a vacant lot, as follows:

1. A variance to waive 2' of the minimum required 7' rear yard setback in order to construct the above building 5' from the rear property line.

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CONTINUED TO APRIL 6TH MEETING

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