



**BOARD OF ADJUSTMENT**

**AFTER ACTION**

**FRIDAY, APRIL 7, 2006**

**A. PROGRESS REPORTS**

1. **FILE NO. 2881**      **1229 PARTNERS, LLC  
1778-1784 WEST AVENUE  
LOT 5; BLOCK 16-A  
ISLAND VIEW SUBDIVISION  
PB 6-115; MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report in association with this operation which received a variance on September 6, 2002 in order to waive the required side yard setback facing a street in order to allow the construction of this storage warehouse.

**CONTINUED TO MAY 5, 2006.**

2. **FILE NO. 3074**      **FIRST OCEAN RESIDENCE REALTY, LLC  
1475 COLLINS AVENUE  
ALL THAT PART OF LOTS 3 and 4; BLOCK 77  
FISHER'S FIRST SUB. OF ALTON BEACH  
PB 2-77; MIAMI-DADE COUNTY, FLORIDA  
(full legal description on file with the City of Miami  
Beach Planning Dept.)**

The applicant shall present a progress report regarding this property which received variances on January 7, 2005 in order to construct a new four-story, 24 unit condominium apartment building, and also received a modification/extension of time for the project on January 6, 2006. The conditions and compliance of those conditions imposed at the modification/extension hearing shall be discussed.

**PROGRESS REPORT DUE MAY 5, 2006.**

**B.      EXTENSIONS OF TIME**

- 3.      FILE NO. 3064      PATRINELY GROUP, LLC  
   a/k/a SAXONY CONDOMINIUMS  
   3201 - 3315 COLLINS AVENUE**

**All of Block 17; Ocean Front Property of the Miami Beach Improvement Co.'s Subdivision; PB 5-7&8, and also all of that part of a strip of land formerly a public alley, which lies between Lots 1,2,3 & 4 of Block 17 on the east side thereof and Lots 5,6,7 & 8 on the west side thereof. Together with: All of Lots 1,2,5 & 6; Block 19; Ocean Front Property of the Miami Beach Improvement Co.'s Subdivision. PB 5-7&8; Miami-Dade County, Florida**

The applicant is requesting the following modification to a condition of approval for a variance associated with the construction of an eighteen (18) story, fifty (50) unit residential building.

Condition number 5 of the Order dated January 7, 2005 requires that a building permit be obtained by July 7, 2006 and that the project be completed by July 7, 2008. The applicant is requesting a one (1) year extension of time to obtain a building permit by July 7, 2007 and to complete the project by July 7, 2009.

**PROGRESS REPORT DUE IN 60 DAYS.**

- 4.      FILE NO. 3091      GREGG COVIN d/b/a ANGLERS HOTEL  
   630 - 660 WASHINGTON AVENUE  
   LOTS 3,4,5; BLOCK 47  
   OCEAN BEACH ADDITION NO. 3  
   P B 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with the remodel of an existing hotel, the construction of five (5) story and two (2) story hotel additions and an accessory swimming pool, jacuzzi, decks and walkways.

Condition number 10 of the Order dated April 1, 2005 requires that a building permit be obtained by April 1, 2006. The applicant is requesting a one (1) year extension of time to obtain a building permit by April 1, 2007.

**APPROVED WITH CONDITIONS.**

**C.      CONTINUED CASES**

- 5.      FILE NO. 3185      **DILIDO BEACH RESORT, LTD.  
a/k/a RITZ CARLTON SOUTH BEACH  
ONE LINCOLN ROAD  
LOTS 1 THRU 4; LOT 17 & ½ OF LOTS 5 & 16  
BLOCK 29 & STRIP OF LAND DESC. IN  
DB 3781-543 & LOTS 18-19 & 20; BLOCK 29  
ALTON BEACH FIRST SUBDIVISION  
PB 2-77; MIAMI-DADE COUNTY, FLORIDA****

This case is continued from the meeting of March 3, 2006.

The applicant is requesting the following variances in order to permit the relocation of allowable business signage and to exceed their maximum permitted size:

1.      A variance to exceed by 12.66 square feet the maximum permitted size of a directory sign of 6 square feet in order to provide a directory sign with 18.66 square feet under an existing porte-cochere, facing Lincoln Road.
2.      A variance to permit the relocation of an allowed ground level main permitted use flat sign facing the Atlantic Ocean to the north wall of the building visible from Collins Avenue.
  - A.      A variance to permit the sign facing a private property to the north and not facing a street.
  - B.      A variance to relocate the sign from the ground floor to the top of a tower element facing a private property to the north and not facing the street.
  - C.      A variance to exceed by 40.92 square feet the maximum permitted flat sign size of 30 square feet in order to provide a sign with 70.92 square feet.
3.      A variance to permit the relocation of an allowed ground level main use flat sign facing Collins Avenue to the southwest corner of the building visible from Collins Avenue and Lincoln Road.
  - A.      A variance to relocate the sign from its permitted ground floor location to the parapet of the three-story corner area of the building.



**File No. 3186: New World Developers, LLC**  
**6610-6640 Indian Creek Drive**

- B. A variance to waive 13' – 7 ½" of the minimum required sum of the side yards at the pedestal level of 48' – 11" in order to provide a sum of the side yards of 35' - 3 ½".
3. A variance to waive 10'-3 ½" of the required interior side yard subterranean setback of 15'-3 ½" in order to provide 5'-0" from the north property line to the proposed subterranean parking garage.
  4. A variance to waive 10'-3 ½" of the required interior side yard subterranean setback of 15'-3 ½" in order to provide 5'-0" from the south property line to the proposed subterranean parking garage.
  5. A variance to waive 11' – 4 ½" of the required rear tower setback of 40' - 9 ½" in order to build the tower portion at 29' - 5" from the west (rear) property line.
  6. A variance to exceed by one (1) story the maximum allowable number of stories (6) in order to build seven (7) stories.
  7. A variance to exceed by 6' - 8" the maximum allowable building height of 60' - 0" in order to build with the height of 66' - 8".
  8. A variance to waive all of the three (3) required loading spaces for residential buildings.

**APPROVED WITH CONDITIONS.**

7.    **FILE NO. 3192**      **TANIRA L. GIACIAN**  
   **565 WEST 50<sup>TH</sup> STREET**  
   **LOT 24; BLOCK 24; LAKE VIEW SUBDIVISION**  
   **PB 14-42; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new swimming pool and its associated deck at the rear of an existing single family residence:

1. A variance to waive 1' - 0" of the minimum required rear yard setback of 6' - 0" in order to provide 5' - 0" from the north property line to the pool deck.
2. A. A variance to waive 3' - 0" of the minimum required interior side yard setback of 9' - 0" in order to provide 6' - 0" from the west property line to the water's edge.

**File No. 3192: Tanira Giacian**  
**565 W. 50<sup>th</sup> St.**

- B. A variance to waive 4' – 11" of the minimum required interior side yard setback of 7' - 6" in order to provide 2' – 7" from the west property line to the pool deck.
- 3. A variance to exceed by 165 square feet the maximum allowable required rear yard coverage of 300 square feet in order to provide 465 square feet coverage.

**APPROVED WITH CONDITIONS.**

- 8.    **FILE NO. 3193**      **JERRY A. JACOBS**  
                                 **1001 FAIRWAY DRIVE**  
                                 **LOT 10; BLOCK 64**  
                                 **NORMANDY GOLF COURSE SUBDIVISION**  
                                 **PB 44-62; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a two (2) story ground floor addition at the rear of an existing one story single family residence:

- 1. A variance to waive 1' - 3 ½" of the minimum required interior side yard of 8' - 9 ½" in order to build a two story ground floor addition at 7' - 6" from the interior (southwest) property line.
- 2. A variance to waive 7' - 0" of the minimum required sum of the side yards of 22' - 0" in order to provide 15' - 0" sum of the side yards.
- 3. A variance to exceed by 3.8% the maximum allowable lot coverage of 35% in order to provide a 38.8% lot coverage.

**APPROVED WITH CONDITIONS.**

- 9.    **FILE NO. 3194**      **OLIVER FARRAT and XAVIER PAULHAC**  
                                 **2018 NORTH BAY ROAD**  
                                 **LOT 18; BLOCK 15B; SUNSET LAKE RE-SUB.**  
                                 **PB 9-145; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a two (2) story addition and a mezzanine at the north side of an existing two story single family residence:

**BOARD OF ADJUSTMENT AFTER ACTION      APRIL 7, 2006**

**File No. 3194: O. Farrat & X. Paulhac  
2018 N. Bay Rd.**

1. A variance to waive 2' – 7 ½" of the minimum required interior side yard of 10' – 1 ½" in order to construct a two (2) story addition and a mezzanine at 7' - 6" from the interior north property line.
2. A variance to waive 11'-5" of the minimum required sum of the side yards of 25'-3 ½" in order to provide a 13'-10 ½" sum of the side yards.

**APPROVED WITH CONDITIONS.**

10. **FILE NO. 3195**      **AB GREEN RALEIGH, LLC**  
   **d/b/a RALEIGH HOTEL**  
   **1775 COLLINS AVENUE**  
   **LOTS 9 TO 12 & STRIP OF LAND LYG E &**  
   **BETWEEN SAID LOTS & OCEAN; BLOCK 28**  
   **ALTON BEACH 1<sup>ST</sup> SUBDIVISION**  
   **PB 2-77; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the construction of an enclosed trash room at the north side of an existing hotel:

1. A variance to waive all of the required pedestal setback for a side facing the street of 8' - 1 ½" in order to build a trash room enclosure up to the north property line.
2. A variance to waive 9' - 9 ½" of the required sum of the side yards at pedestal level of 16' - 3" in order to provide a sum of the side yards of 6' - 5 ½".

**APPROVED WITH CONDITIONS.**

11. **FILE NO. 3196**      **U.S. CENTURY BANK**  
   **601 – 5<sup>TH</sup> STREET**  
   **LOTS 1 TO 11 INC.; BLOCK A**  
   **OCEAN BEACH ADDITION NO. 3 RE-SUB.**  
   **PB 21-26; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to exceed the maximum permitted size of business signage:

**BOARD OF ADJUSTMENT AFTER ACTION      APRIL 7, 2006**

**File No. 3196: U.S. Century Bank  
601 – 5<sup>th</sup> Street**

1. A variance to exceed by 30.1 square feet the maximum permitted size of a flat sign of 20 square feet in order to provide a flat sign with 50.1 square feet at the southeast corner facing 5<sup>th</sup> Street and Washington Avenue.
2. A variance to exceed by 20.1 square feet the maximum permitted size of a flat sign of 30 square feet in order to provide a flat sign with 50.1 square feet at the east façade of the building facing Washington Avenue.

**APPROVED WITH CONDITIONS.**

12.    **FILE NO. 3197      MIAMI BEACH JEWISH COMMUNITY CENTER, INC.  
4221-4229 PINE TREE DRIVE  
LOTS 5,6 & 7; FLAMINGO BAY SUBDIVISION  
PB 6-101; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the construction of a new three (3) story educational, cultural and recreational facility:

1. A variance to waive 17' - 10 ½" of the minimum required front parking setback of 20' - 0" in order to build a surface parking area at 2' – 1 ½" from the front property line.

**APPROVED WITH CONDITIONS.**

13.    **FILE NO. 3198      MIGUEL ANGEL DIEGO  
7 FARREY LANE  
LOT 7; BELLE ISLE VILLAS SECOND SEC.  
PB 42-100; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new three (3) story single family residence:

1. A variance to waive 1,328 sq. ft. of the minimum required lot size of 5,600 sq. ft. in the RM-1 zoning district in order to build on a lot containing only 4,272 sq. ft.
2. A variance to waive 2.97' of the minimum required lot width of 50' - 0" in order to construct on a lot with a 47.03' of frontage.

If the above requests are approved, then the applicant requests then the applicant requests the following variance:

3. A variance to exceed by 3' - 0" the maximum permitted fence height of 5' - 0" at the front property line in order to provide an 8' - 0" high entry feature.

**DEFERRED BY THE BOARD TO A DATE NOT DETERMINED.**

**E. BOARD OF ADJUSTMENT – WORKSHOP DISCUSSIONS**

1. Metal Roofs
2. Walkway Encroachments
3. Height Variances
4. Hardships vs. Practical Difficulties
5. Other Issues

**F. NEXT MEETING DATE**

May 5, 2006

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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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**MIAMI BEACH**

**PLANNING DEPARTMENT**

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**FLOOD PLAIN MANAGEMENT BOARD**  
**AFTER ACTION**

**FRIDAY, APRIL 7, 2006**

**TO BE HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT**  
**MEETING**

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

1. **FILE NO. FP06-02** **THE JOSEPH W. BLOUNT REVOCABLE TRUST**  
**2535 LAKE AVENUE, SUNSET ISLAND NO. 2**  
**LOT 6 and the SOUTH 50 FT. OF LOT 5**  
**BLOCK 2; SUNSET LAKE EXTENSION**  
**PLAT BOOK 40-73; MIAMI-DADE COUNTY, FLORIDA**

*This case was WITHDRAWN prior to the meeting.*

2. **FILE NO. FP06-03** **LARBRO LC**  
**1020 PENNSYLVANIA AVENUE**  
**LOT 6; BLOCK 43**  
**OCEAN BEACH ADDITION NO. 3**  
**PLAT BOOK 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and addition to an existing two story contributing structure.

**APPROVED**