



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, DECEMBER 7, 2007

9:00 A.M.

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

A. EXTENSIONS OF TIME

1. **FILE NO. 3111** **EDUARDO F. BOTTE**
8127 CRESPI BOULEVARD
NLY ½ OF LOT 19 DESC BEG NW COR LOT 19
S. 27 FT. S.E. 122.26 FT. N. 68.5 FT. W.
115 FT. TO POB, BLOCK 9;
BISCAYNE BEACH SUBDIVISION
PLAT BOOK 44, PG 67;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a new four (4) unit, four (4) story residential complex on a vacant lot:

Condition number 5 of the Order dated December 2, 2005, requires that a building permit for the project be obtained on or before June 2, 2007, within eighteen (18) months of the date of the hearing. On August 3, 2007, the applicant requested a one (1) year extension of time to obtain a full building permit by June 2, 2008. At that hearing, the applicant was granted ninety (90) days from the day of the hearing, to November 1, 2007 to obtain the full building permit, and should additional time be necessary, be permitted to return to the Board to request the extension prior to the expiration date. The applicant is hereby requesting an extension of time to obtain a full building permit by June 2, 2008.

APPROVED TO OBTAIN A BUILDING PERMIT BY DECEMBER 7, 2007.

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

The applicant is requesting the following modification to a condition of approval for a variance associated with the construction of a new three (3) story educational, cultural and recreational facility:

Condition number 4 of the Order dated April 7, 2006 requires that a building permit be obtained by October 7, 2007. The applicant is requesting a one (1) year extension of time to obtain a full building permit by October 7, 2008.

PROGRESS REPORT DUE IN 60 DAYS (FEBRUARY 1, 2008), IF VIOLATION HAS NOT BEEN CLEARED.

B. MODIFICATION

3. **FILE NO. 2548** **SOUTH CARILLON JOINT VENTURE, LLC
formerly TRANSNATIONAL PROPERTIES, INC.
6801 COLLINS AVENUE (a/k/a The Carillon Hotel)
NORTH 25 FT. OF LOT 48 AND ALL OF LOTS 49
THRU 53; BLOCK 1; AMENDED PLAT OF 2ND
OCEANFRONT SUB.; PB 28/28 LOTS 1 TO 6;
BLOCK B; ATLANTIC HEIGHTS SUB. PB 9, PG 14;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a modification to a condition of approval for variances associated with the renovation of the existing Carillon Hotel and the construction of a 143 unit, 22-story condominium tower and a 327 unit, 35-story condominium tower. Modifications 1 and 2 of the October 6, 2006 Modification Order require that the Carillon Hotel renovation be completed by October 15, 2007 and the south building be completed by October 15, 2007. The applicant is requesting to modify the completion date of both buildings by nine (9) months, the Carillon Hotel and the South building, to July 15, 2008.

Number 1 and 2 of the three (3) modifications approved as part of the Modification Order issued on October 6, 2006, shall be revised as follow:

1. The existing Carillon Hotel shall be completed by ~~October 2007~~ July 15, 2008.
2. The south building shall be completed by ~~October 2007~~ July 15, 2008.
3. The north building shall be completed by December 1, 2008.

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APPROVED.

C. CONTINUED CASES

4. **FILE NO. 3321** CYPRESS BAY DEVELOPMENT, LLC.
1225-1237 20TH STREET
ALL LOTS 23 AND 24 AND THE NORTH 70,000
FEET OF LOTS 25 AND 26 IN BLOCK 15A OF
"ISLAND VIEW ADDITION OF MIAMI BEACH BAY
SHORE COMPANY",
PLAT BOOK 9, PG 144;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the October 5, 2007 meeting.

The applicant is requesting the following variances in order to permit the construction of a new five (5) story mixed-use structure on a vacant lot:

1. A variance to exceed by 2' - 3" the maximum allowable building height of 50' - 0" in order to build a 52' - 3" tall structure, as measured from grade (+3.75' NGVD) to the top of the roof slab.
2. ~~A variance to waive all of the minimum required setback dimension of 1' - 6" from the edge of the required interior drive to the face of a structural column.~~

Variance 2 has been withdrawn by the applicant.

APPROVED.

5. **FILE NO. 3331** ANTHONY PARKS
4712 ALTON ROAD
LOT 18, BLOCK 3,
OF PLAT OF NAUTILUS SUBDIVISION
PLAT BOOK 8, PG 95;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to build a one-story addition at the northwest corner and a two-story addition at the south side of an existing one-story single family residence:

1. A variance to waive a range between 1' - 0" and 6" of the minimum required interior side yard setback of 7' - 6" in order to build a one-story addition, following the existing building line, at a range between 6' - 6" and 7' - 0" from the north property line.

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2. A variance to waive a range between 2' - 0" and 4" of the minimum required interior side yard setback of 7' - 6" in order to build a one-story addition at a range between 5' - 6" and 7' - 2" from the south property line (the second story addition meets the minimum required interior side setback).
3. A variance to waive 4' - 9" of the minimum required sum of the side yards of 15' - 6" in order to provide a sum of the side yards of 10' - 9".
4. A variance to waive 1' - 10" of the minimum required front yard setback of 20' - 0" in order to build a roofed balcony (open on one side) at the second floor, above the existing entry volume, at 18' - 2" from the front property line.

CONTINUED FOR 60 DAYS (FEBRUARY 1, 2008).

D. NEW CASE

6. **FILE NO. 3335** **PEDRO ADRIAN, TRUSTEE**
ADRIAN MARIA ADRIAN ALMEIDA TRUST
210 PALM AVENUE
LOT 38 BLOCK 2 OF "PALM ISLAND"
PLAT BOOK 6, PG 54;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit the placement of an emergency generator and condensing units on the northwest side of a new single family residence:

1. A variance to exceed by a range between 3' - 4 ½" and 6 ½" of the maximum permitted height of +11.79' (11' - 9 ½") NGVD for mechanical equipment located within the interior required side yard, in order to locate an emergency generator with a height of +15' - 2" NGVD (to the top of the enclosure) and condensing units with a height of +12' - 4" NGVD to be located at 9' - 0" from the northwest property line.

CONTINUED FOR 60 DAYS (FEBRUARY 1, 2008).

E. NEXT MEETING DATE

January 4, 2008

NOTE: ***There were no cases scheduled for the Flood Plain Management Board.***

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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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