



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, JANUARY 4, 2008

9:00 A.M.

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

A. PROGRESS REPORTS

1. **FILE NO.3260** **BYHALL, LLC**
401 69TH STREET
LOTS 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK H,
“CORRECTED PLAT OF ATLANTIC HEIGHTS”
LESS AND EXCEPT THE EAST 2 FEET OF
LOTS 7, 8, 9, AND 10M IN SAID BLOCK H,
PLAT BOOK 9, PG 14;
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the construction of two (2) egress stairs to an existing seventeen (17) story building, which received variances on January 5, 2007.

PROGRESS REPORT DUE IN 30 DAYS (FEBRUARY 1, 2008).

2. **FILE NO. 3291** **SOUTH BEACH HEIGHTS I, LLC.**
600 ALTON ROAD
LOTS 1 THROUGH 7, INCLUSIVE
AND LOTS 20 THROUGH 32, INCLUSIVE,
BLOCK 2, “AMENDED PLAT
FLEETWOOD SUBDIVISION”
PLAT BOOK 28, PG 34;
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the approval of variances granted on August 3, 2007, for directional signage.

BOARD OF ADJUSTMENT AFTER ACTION REPORT
JANUARY 4, 2008

PROGRESS REPORT DUE IN 60 DAYS (MARCH 7, 2008).

B. EXTENSIONS OF TIME

3. **FILE NO. 3203** **MIAMI BEACH OWNER, LLC**
4833 COLLINS AVENUE
LOTS 20 THRU 22 & RIP RTS & STRIP BETWEEN
COLLINS AVE. & INDIAN CREEK OPP. SAME.
INDIAN BEACH CORP. AMD. PLAT SUBDIVISION
PLAT BOOK 8-61;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the renovation of the existing cabana buildings on the pool deck of Wyndham Hotel (the former Doral Hotel):

Condition number 4 of the Order dated June 2, 2006, requires that a building permit for the project be obtained on or before December 2, 2007, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by December 2, 2008.

CONTINUED FOR 60 DAYS (MARCH 7, 2008).

4. **FILE NO. 3227** **NEPTUNE PREMIER HOLDINGS, LLC**
1632 MERIDIAN AVENUE
LOT 5, BLOCK 49,
LINCOLN SUBDIVISION
PLAT BOOK 9, PG 69;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the renovation and restoration of an existing 3-story structure in order to remodel thirty-five (35) existing apartment units:

Condition number 4 of the Order dated August 4, 2006, requires that a building permit for the project be obtained on or before February 4, 2008, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by February 4, 2009.

6 MONTHS EXTENSION OF TIME GRANTED (AUGUST 4, 2008).

BOARD OF ADJUSTMENT AFTER ACTION REPORT
JANUARY 4, 2008

C. CONTINUED CASE

5. **FILE NO. 3330** **FRANK AVILA AND FRANCISCO AVILA**
8000 CECIL STREET
LOTS 6 AND 7, BLOCK 12 OF
“BISCAYNE POINTE”, PLAT BOOK 14, PG 35;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following After-The-Fact variances in order to permit the retention of an existing gazebo and deck at the rear of a parcel with a single family residence:

1. A variance to waive 2 ½” of the minimum required rear yard setback of 7’ - 6” in order to retain the north gazebo line at 7’ - 3 ½” from the north property.
2. A variance to waive 4’ - 4 ¾” of the minimum required interior side yard setback of 7’ - 6” in order to retain the existing gazebo at 3’ - 1 ¼” from the west property line.
3. A variance to waive 5’ - 4 ¾” of the minimum required interior side yard setback of 7’ - 6” in order to retain the existing pool deck at 2’ - 1 ¼” from the west property line.

CONTINUED FOR 30 DAYS (FEBRUARY 1, 2008).

D. NEXT MEETING DATE

February 1, 2008

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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FLOOD PLAIN MANAGEMENT BOARD **AFTER ACTION REPORT**

FRIDAY, JANUARY 4, 2008

HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING

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

A. NEW CASES

1. **FILE NO. FP08-02** **OCEAN-FAIRWIND, LLC**
1000 & 1020 COLLINS AVENUE
LOTS 5, 6, 7 AND 8, IN BLOCK 30,
OF OCEAN BEACH, FLA., ADDITION NO. 2,
PLAT BOOK 2, PG 56;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of the existing three-story Fairwind Hotel (1000 Collins Avenue) and of an existing two-story structure (1020 Collins Avenue) (re-approval of FP07-03, which was previously approved on August 3, 2007).

***AUTOMATIC CONTINUANCE TO THE FEBRUARY 1, 2008 MEETING,
DUE TO A LACK OF QUORUM.***

2. **FILE NO. FP08-03** **NEPTUNE PREMIER HOLDINGS, LLC**
1632 MERIDIAN AVENUE
LOT 5, BLOCK 49
LINCOLN SUBDIVISION
PLAT BOOK 9, PG 69;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of an existing 3-story structure (re-approval of FP06-06, which was previously approved on July 13, 2007).

FLOOD PLAIN MANAGEMENT BOARD JANUARY 4, 2008

APPROVED.

B. APPEAL

3. **FILE NO. FP08-01** **WILLIE FLOYD
70 FISHER ISLAND
LINDISFARNE ON FISHER ISLAND
SEC 9 PB 149-86 T-19314 PORTION OF
LOTS 8 9 & 10 & ALL LOTS 11 & 12 BLK 1 &
PORTION OF TRS A9 & B-9 DESC BEG NE
COR OF LOT 12 TH S 24 DEG W 151.94FT S
04 DEG E; MIAMI-DADE COUNTY, FLORIDA**

The applicant is appealing a decision of the Building Official, associated with approval of building permit BMS0702449, permitting the subject building's basement floor to be constructed at below base flood elevation.

CONTINUED FOR 30 DAYS (FEBRUARY 1, 2008).

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