



## BOARD OF ADJUSTMENT

### AFTER ACTION

FRIDAY, APRIL 5, 2013

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

#### A. RATIFICATION OF PREVIOUSLY APPROVED VARIANCE

1. **File No. 3621**  
**Llam Group, LLC**  
**1328-1330 Alton Road**

This application was heard at the February 1, 2013, but due to a potentially confusing notice, it was renoticed and will be reheard. The applicant is requesting the following variance in order to sell beer, wine and liquor for consumption at a new restaurant:

1. A variance to waive 178.5' feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption off the premises and an existing educational facility, A to Z for Kids, Inc. in order to sell alcoholic beverages for consumption at a new restaurant with a distance of 121.5' to the school.

**Ratified**

#### B. MODIFICATION

2. **File No. 3484**  
**Vittocci, LLC**  
**1405 Washington Avenue**

The applicant is requesting a modification to a condition of approval for a variance associated with the sale/service of alcohol within the minimum required distance separation from an educational facility.

Condition No. 8 of the January 7, 2011 Order granted the approval of the variance to the previous operator, Bambina's Pizza and Cafe, LLC only. The applicant requests to modify this condition to permit the transfer of approval to Vittocci, LLC.

**Modified Order: Modified Condition No. 8:**

8. This approval is granted to ~~Bambina's Pizza and Cafe~~ Vittocci, LLC only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

**Approved**

3. **File No. 3593**  
**Miami Beach Jewish Community Center, Inc.**  
**4221-29 Pinetree Drive**

The applicant is requesting a design modification to a previously approved monument sign on a perimeter wall.

**Approved**

**C. CONTINUED CASE**

4. **File No. 3625**  
**The Mimosa, LLC**  
**6525 Collins Avenue**

**Applicant requested continuance to the June 7, 2013 meeting**

The applicant is requesting the following variances in order to permit the renovation of an existing three (3) story historic hotel and a new nine (9) story addition with a total of 69 hotel and condo units:

1. A variance to waive 2' – 6" of the minimum required 7' – 6" south interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the south property line.
2. A variance to waive 2' – 6" of the minimum required 7' – 6" north interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the north property line.
3. A. A variance to permit the relocation of a permissible business flat sign from the ground floor level facing the Atlantic Ocean (east) to be placed on the building parapet wall of the new tower facing Collins Avenue (west).  
  
B. A variance to exceed by 33.30 square feet from the maximum permitted 10 square feet flat business sign allowed at ground level facing the Atlantic Ocean to be 43.30 square feet.

**D. NEW CASE**

**5. File No. 3627  
Roshtov 909, LLC  
909 Collins Avenue**

The applicant is requesting the following variance in order to permit off-site parking in lieu of paying a parking impact fee:

1. A variance to exceed by 307 feet the maximum permitted distance of 1,200 feet between an establishment that has a parking requirement and the off-site parking facility providing the required parking in order to provide parking at 1,507 feet from the establishment.

**Applicant requested continuance to the May 3, 2013 meeting**

**E. NEXT MEETING DATE**

May 3, 2013

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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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**MIAMIBEACH**

**PLANNING DEPARTMENT**

**FLOOD PLAIN MANAGEMENT BOARD**

**AFTER ACTION**

**FRIDAY, APRIL 5, 2013**

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

**A. NEW CASE**

1. **FP13-01  
Claremont Partners, LLC  
1700 Collins Avenue**

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing structure.

**Continued to the May 3, 2013 meeting**

**B. APPEAL**

**2. FP13-02  
Claremont Partners, LLC  
1700 Collins Avenue**

The applicant is appealing to the Floodplain Management Board the decision of the Building Director/designee to require the Project to attain a variance from the Floodplain Management ordinance if, at any time during the project's duration, the Building Department makes a determination that the Project cost exceeds the cost basis set forth in the definition of substantial improvement as defined in Section 54-35 of the City Code.

**Continued to the May 3, 2013 meeting**

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