



### BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

**FRIDAY, DECEMBER 7, 2012**

**9:00 A.M.**

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

#### **A. MODIFICATION**

- 1. File No. 3009**  
**Centurian Collins Avenue, LLC**  
**2360 Collins Avenue**

The applicant is requesting a modification to the approved site plans. The modification requires new variances and the modification of previously granted modifications in order to permit the renovation of the existing structures and the construction of an addition:

1. A modification to delete all references to a completion date in the following Orders and Modification Orders:

#### **Order dated May 7, 2004:**

3. The applicant shall obtain a building permit within one (1) year of the date of this hearing ~~and complete the project within two (2) years of the date of the hearing.~~ If the building permit is not obtained or construction is not completed within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.

#### **Extension of Time Order dated March 4, 2005:**

3. The applicant shall obtain a building permit within ~~one (1) year~~ two (2) years of the date of this hearing ~~and complete the project within two (2) four (4) years of the date of the hearing.~~ If the building permit is not obtained or construction is not completed within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this Order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance. Therefore, a building permit must be obtained by May 7, 2006 ~~and the project shall be completed by May 7, 2008.~~

# BOARD OF ADJUSTMENT AFTER ACTION REPORT DECEMBER 7, 2012

## Modification Order dated April 4, 2008:

- ~~3. The applicant shall complete the project by October 2, 2011.~~

## Modification of Modification Order dated April 2, 2007:

- ~~1. A variance to exceed by 12 the number of hotel units allowed to be between 300-335 square feet (30 hotel units or 15% of all hotel units) in order to provide 42 hotel units (22%) between 300-335 square feet within the existing hotel area.~~
2. A modification to a previously approved variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to:
  - retain 6 hotel units within the historic structure at less than 300 s.f., the smallest at 285 s.f., (21%) and 14 hotel units between 300 and 335 s.f. (48%) and 9 units at +335 s.f. (31%)
  - and to build 3 new units above the historic structure at less than 300 s.f., the smallest at 285 s.f., (5%) and 19 hotel units between 300 and 335 s.f. (32%) and 38 units at +335 s.f. (63%)

## New variances:

3. A variance to relocate a permissible building ID sign from Collins Avenue to the north façade of the building, located on a rooftop architectural element.
4. A variance to relocate a permissible building ID sign from Liberty Avenue to the south façade of the building, facing private property, and located on a rooftop architectural element.
5. A variance to exceed by 45 s.f. the size of a monument sign of 15 s.f. in order to build a monument sign of 60 s.f.
6. A variance to waive all of the minimum required front yard setback of 10'-0" in order to build a monument sign up to the front property line, facing Liberty Avenue.
7. A variance to provide an architectural fin projecting up to the west property line, facing Liberty Avenue.

## **Approved with Modified condition and new conditions**

## **B. CONTINUED CASES**

2. File No. 3600  
Palms South Beach, Inc.  
232 30<sup>th</sup> Street

## **Applicant requested continuance to the March 2013 meeting.**

The applicant is requesting the following variance in order to permit the construction of a new parking garage:

**BOARD OF ADJUSTMENT AFTER ACTION REPORT  
DECEMBER 7, 2012**

1. A variance to waive 10'-0" of the minimum required front yard pedestal setback of 20'-0" in order to build the parking garage at 10'-0" from the north property line, facing 30<sup>th</sup> Street.
2. A variance to waive 4'-4" of the minimum required interior side yard pedestal setback of 12'-0" in order to build at 7'-8" from the east property line.
3. A variance to waive 4'-4" of the minimum required sum of the side yards of 24'-0" in order to provide a sum of the side yards of 19'-8".
4. A variance to waive 7'-0" of the minimum required rear yard pedestal setback of 15'-0" in order to build at 8'-0" from the rear property line.

**C. NEW CASES**

**3. File No. 3608  
Sriram Kannan & Pooja Panjwani  
2848 Prairie Avenue**

The applicant is requesting the following variances in order to permit the construction of an addition to an existing single family home:

1. A variance to waive 1'-5" of the minimum required interior side yard setback of 7'-6" in order to build a 1 story garage addition at 6'-1" from the south property line.
2. A variance to waive 5'-1" of the minimum required sum of the side yards of 16'-3" in order to build the addition providing a sum of the side yards of 11'-2".

**Approved**

**4. File No. 3610  
JKR Property Associates, LLC  
2729 North Bay Road**

The applicant is requesting the following variance in order to permit the construction of a swimming pool and its associated deck within the required front yard of an existing single family residence:

1. A variance to waive 5'-0" and 10'-0" of the required 20'-0" minimum front yard setback for a swimming pool and its associated deck in order to build the pool deck at 10'-0" and the water line at 15'-0" (at its closest point) to the front property line.

**Approved**

**5. File No. 3611  
TRG-Block One, LTD  
Block 1, 2-30 + 46-64 Ocean Drive, 1-35 + 69 Collins Avenue**

The applicant is requesting the following variance in order to exceed the maximum permitted building height to construct a mixed-use structure:

**BOARD OF ADJUSTMENT AFTER ACTION REPORT  
DECEMBER 7, 2012**

1. A variance to exceed by 3'-0" the maximum building height of 75'-0" as measured from grade to the highest roof in order to build the structure at 78'-0" from grade.

**Approved**

6. **File No. 3612**  
**The Witkoff Group, LLC**  
**1020, 1030-1036, 1040, 1050 Washington Avenue**

This case was continued by the Historic Preservation Board.

The applicant is requesting the following variances in order to build rooftop and ground floor additions and renovate the existing structures:

**Variance for 1050 Washington Avenue-Kenmore Hotel:**

1. A variance to waive 10'-2" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-10" and the rooftop addition at 4'-10" from the rear property line.

**Variances for 1040 Washington Avenue-Taft Hotel:**

2. A variance to waive 2'-9" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 4'-9" from the north property line, following the existing building line.
3. A variance to waive 2'-4" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-2" from the south property line, following the existing building line.
4. A variance to waive 10'-1" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 3'-0" and the rooftop addition at 4'-11" from the rear property line.

**Variances for 1030-1036 Washington Avenue-Belair Hotel and Coral House site:**

5. A variance to waive 3'-7" of the minimum required interior north side pedestal setback of 8'-0" in order to build the rooftop addition at 4'-5" from the north property line, following the existing building line.
6. A variance to waive 3'-0" of the minimum required interior south side pedestal setback of 8'-0" in order to build the new construction at 5'-0" from the south property line.
7. A variance to waive 6'-7" of the minimum required sum of the side yards of 16'-0" in order to provide a sum of the side yards of 9'-5".
8. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs and the new construction at 5'-0" from the rear property line.

**Variances for 1020 Washington Avenue-Davis Hotel:**

**BOARD OF ADJUSTMENT AFTER ACTION REPORT  
DECEMBER 7, 2012**

9. A variance to waive 2'-6" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the north property line, following the existing building line.
10. A variance to waive 2'-6" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the south property line, following the existing building line.
11. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-0" and the rooftop addition at 5'-0" from the rear property line.

**7. File No. 3613  
Ahmad Lee Khamsi  
206 and 212 West Dilido Drive**

The applicant is requesting the following variance in order to permit the construction of a swimming pool and its associated deck within the rear yard of a new single family residence:

1. A variance to exceed by 1'-9 1/2" the maximum permitted elevation height of +7'-2 1/2" NGVD within the required rear yard in order to build portions of the pool's retaining walls and deck at +9'-0" NGVD.

**Approved**

**D. APPEAL**

- 8. FILE NO. 3585    SHERBROOKE APTS., INC./ MITCHELL SCOTT  
INVESTMENT GROUP, INC.  
901 COLLINS AVENUE, 909 COLLINS AVENUE,  
919 COLLINS AVENUE, MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA  
(FOR LEGAL DESCRIPTIONS PLEASE CONTACT  
THE PLANNING DEPT.)**

**Applicant requested continuance to the February 2013 meeting.**

This case was continued at the August 3, 2012 meeting, the September 7, 2012 meeting, and the October 5, 2012 meeting. Sherbrooke Apts., Inc./Mitchell Scott Investment Group, Inc., is appealing under Section 118-136 of the City Code an administrative decision of the Planning Director which denied the proposed transfer of Floor Area (FAR) for a project at 901, 909, and 919 Collins Avenue to the Board of Adjustment. The Administrative Determination, dated April 10 2012, determined that a proposed unification of three subject properties through the use of the proposed Covenant in Lieu of Unity of Title is not a true "unified development site" as required by Section 118-5, and the proposed construction of a rooftop addition on the Sherbrooke Apartments through the use of a transfer of development rights does not conform with the applicable Charter provision 1.03(c) or the Land Development Regulations.

**BOARD OF ADJUSTMENT AFTER ACTION REPORT  
DECEMBER 7, 2012**

**E. NEXT MEETING DATE**

January 11, 2013

---

*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.*

---

F:\PLAN\zba\AFTERAC\aft DECEMBER 2012.doc



**MIAMIBEACH**

**PLANNING DEPARTMENT**

**FLOOD PLAIN MANAGEMENT BOARD**

**AFTER ACTION REPORT**

**FRIDAY, DECEMBER 7, 2012**

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

**A. NEW CASES**

1. **FP12-08: Sriram Kannan & Pooja Panjwani  
2848 Prairie Avenue**

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

**Approved**

**B. DISCUSSION ITEM**

Flooding issues and long term plans for the City.

**BOARD OF ADJUSTMENT AFTER ACTION REPORT  
DECEMBER 7, 2012**

**To be discussed at the January 11, 2013 meeting**

---

*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.*

---

F:\PLAN\\$zba\AFTERAC\aft agenda FPMB DECEMBER 2012.doc