



### BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

FRIDAY, JANUARY 7, 2011

9:00 A.M.

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

#### A. ADMINISTRATIVE ITEM

1. FILE NO. 3484      **BAMBINA'S PIZZA & CAFE, LLC.**  
**1405 WASHINGTON AVENUE**  
**A PORTION OF LOTS 11 AND 12, BLOCK 26,**  
**OCEAN BEACH ADDITION NO. 2,**  
**PLAT BOOK 2, PG 56;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting reconsideration of a condition that restricts the hours of operation.

**APPROVED WITH MODIFIED CONDITION.**

#### B. PROGRESS REPORTS

2. FILE NO. 3097      **SOUTH SHORE LANDOWNERS, LLC**  
**280-330 SOUTH SHORE DRIVE**  
**LOTS 3, 4 & 5; BLOCK 55**  
**NORMANDY GOLF COURSE SUBDIVISION**  
**PLAT BOOK 44, PG 62;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a modification granted on July 10, 2009, regarding the construction of a new two (2), four-story buildings with twenty-eight (28) residential units

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and forty-two (42) parking spaces.

**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS ARE ISSUED.**

3. **FILE NO. 3370**      **PLAZA HOTEL, LLC.**  
418-422 & 426 MERIDIAN AVENUE  
LOT 3-4, BLOCK 75 OF OCEAN BEACH ADDITION  
NO. 3, PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with the approval of a modification/extension of time granted on November 6 2009, regarding the construction of a new, four-story structure. The progress report is required to address possible violations of the conditions of the variance order.

**A CURE LETTER WILL BE SENT TO THE APPLICANT.**

4. **FILE NO. 3379**      **PROJECT MADISON, LLC.**  
304-312 OCEAN DRIVE  
LOT 8, LESS THE SOUTHEASTERLY  
15 FEET THEREOF, IN BLOCK 4,  
OF OCEAN BEACH, FLORIDA,  
PLAT BOOK 2, PG 38, MIAMI-DADE COUNTY,  
FLORIDA AND LOT 7, LESS THE EASTERLY 12  
FEET THEREOF, IN BLOCK 4, OF OCEAN BEACH,  
FLORIDA, PLAT BOOK 2, PG 38;  
MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report associated with a modification/extension of time granted on June 4, 2010, regarding the construction of a rooftop addition on the existing building facing 3<sup>rd</sup> Street and a new 3-story structure at the north side of the property. The progress report is required to address possible violations of the conditions of the variance order.

**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS ARE ISSUED.**

**C. NEW CASES**

5. **FILE NO. 3487**      **E.D.Y., INC. d/b/a SURFSTYLE**

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**1155 COLLINS AVENUE  
LOTS 13 and 14; BLOCK 16  
OCEAN BEACH ADDITION NO. 2  
PLAT BOOK 2-56;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the placement of building signage:

1. A variance to relocate an allowable building identification sign on a three (3) story building from the north parapet facing 12<sup>th</sup> Street to a vertical architectural feature facing an alley to the east, Ocean Court.
2. A variance to waive the requirement of a building identification sign to be located on the parapet of the building in order to provide a building identification sign on an architectural feature facing an Collins Avenue.

**CONTINUED TO THE FEBRUARY 4, 2011 MEETING.**

6. **FILE NO.3488**      **LAURELL SALCMAN  
3480 SHERIDAN AVENUE  
LOT 10, BLOCK 48,  
OF "ORCHAD SUBDIVISION",  
PLAT BOOK 8, PG 116;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following after-the-fact variance in order to retain a trellis structure and its floor slab on the north side of the property:

1. A variance to exceed by 5'-9" the maximum permitted projection of 2'-6" in order to retain the existing trellis and its floor slab projecting 8'-3" into the interior north required side yard.

**APPROVED.**

**D. APPEAL**

7. **FILE NO. 3486**      **BEACH TOWING SERVICES OF MIAMI, INC.  
1747-1759 BAY ROAD  
MIAMI BEACH, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE CONTACT  
THE PLANNING DEPARTMENT)**

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The applicant is appealing an administrative determination concerning an application by 1747 Bay Road Properties, LLC for a Conditional Use Permit.

**POSTPONED.**

**E. NEXT MEETING DATE**

February 4, 2011

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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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