



**BOARD OF ADJUSTMENT**

**AFTER ACTION REPORT**

**FRIDAY, MARCH 2, 2012**

**9:00 A.M.**

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

**A. MODIFICATION**

1. **FILE NO. 3539**      **STUART MILLER  
7 STAR ISLAND DRIVE  
LOT 7 OF CORRECTED PLAT OF STAR ISLAND,  
PLAT BOOK 31, PG 60;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification in order to permit a lap pool, fountain wall, pool deck, stairs, Jacuzzi, planters, built-in seats and firepit at the rear of the property:

1. A variance to waive 30'-0" of the minimum required rear yard setback of 50'-0" in order to build a lap pool, fountain wall, pool deck, stairs, Jacuzzi, planters, built-in seats and firepit at 20'-0" from the rear property line.

**APPROVED.**

**B. CONTINUED CASES**

2. **FILE NO. 3545**      **WALGREEN CO.  
7340 COLLINS AVENUE  
A PORTION OF LOT 6, BLOCK 9,  
"HARDING TOWNSITE", PLAT BOOK 34, PG 4;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell beer,

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wine and liquor for off-premise consumption at a Walgreens:

1. A variance to waive 157' of the minimum required 300 foot separation between retail stores primarily selling alcoholic beverages in order to sell beer, wine and liquor for off-premise consumption within a Walgreens with a distance of 143' to a retail store, Collins Liquor Store.

**APPROVED WITH ADDITIONAL CONDITIONS.**

3. **FILE NO. 3556**      **730 FIRST STREET ASSOCIATES, LLC. AND  
FIRST STREET DEVELOPMENT, LLC.  
730-804 1<sup>ST</sup> STREET  
THE WEST 8.00 FEET OF LOT 7 & ALL OF LOTS 8,  
9, 10 AND 11, BLOCK 52, "OCEAN BEACH, FLA.",  
PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to exceed the maximum permitted building height to construct a 7 story mixed-use structure, which includes accessory ground floor commercial uses, 4 stories of robotic parking garage, and 2 stories of single-family residential use at the top, on a site containing an existing surface parking lot.

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 WITH ADDITIONAL CONDITION FROM DESIGN REVIEW BOARD.**

### **C. NEW CASES**

4. **FILE NO. 3558**      **QI NOODLE HOUSE  
1430 WASHINGTON AVENUE  
3 4 54 42 34 53 42 OCEAN BEACH ADDITION NO. 3,  
E75FT OF 30FT STR BET WASH & DREXEL AVES S  
OF PT OF WHITMAN TR & N OF SCHOOL TR,  
PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell beer and wine at a new restaurant:

1. A variance to waive 288 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for

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consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer and wine for consumption on the premises with a distance of 12 feet to the school.

### **APPROVED.**

5. **FILE NO. 3559**      **SOUTH SEAS HOTEL CORP.  
1751 COLLINS AVENUE. MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE CONTACT  
THE PLANNING DEPARTMENT)**

The applicant is requesting the following variance in order to permit the rehabilitation of an existing structure:

1.     A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 330-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to retain 96 hotel units at less than 300 s.f., the smallest at 165 s.f., (81.3%) and 8 hotel units between 300 and 335 s.f. (6.9%) and 14 units at +335 s.f. (11.8%).

### **APPROVED.**

6. **FILE NO. 3560**      **1701 COLLINS (MIAMI) OWNER, LLC.  
1701 COLLINS AVENUE  
LOTS 1, 2, 19 AND 20, BLOCK 28 OF "FISHER'S  
FIRST SUBDIVISION OF ALTON BEACH", PLAT  
BOOK 2, P 77; MIAMI-DADE COUNTY, FLORIDA.  
TOGETHER WITH THAT AREA LYING EASTERLY  
OF LOTS 1 AND 2, BLOCK 28, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
BOUNDED ON THE NORTH BY THE EXTENSION  
EASTERLY OF THE NORTHERLY LINE OF LOT 2  
TO THE ESTABLISHED EROSION CONTROL LINE  
OR THE MEAN HIGH WATER MARK OF THE  
ATLANTIC OCEAN WHICHEVER IS MORE  
WESTERLY. BOUNDED ON THE SOUTH BY THE  
EXTENSION EASTERLY OF THE SOUTHERLY  
LINE OF LOT 1 TO THE SAID EROSION CONTROL  
LINE OR THE MEAN HIGH WATER MARK OF THE  
ATLANTIC OCEAN, WHICHEVER IS MORE  
WESTERLY. BOUNDED ON THE WEST BY THE  
EASTERLY LINE OF SAID LOTS 1, AND 2;  
BOUNDED ON THE EAST BY THE ESTABLISHED  
EROSION CONTROL LINE, OR MEAN HIGH  
WATER MARK OF THE ATLANTIC OCEAN,  
WHICHEVER IS MORE WESTERLY.**

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The applicant is requesting the following variances in order to place signage:

1. A variance to waive 7'-8" of the minimum required front yard setback of 10'-0" in order to build monument sign at 2'-4" from the front property line.
2. A variance to exceed by 23 s.f. the maximum permitted monument sign size of 15 s.f. in order to build a monument sign with 38 s.f.
3. A variance to allow the Oceanfront flat sign to be located above the ground floor in order to relocate it to the parapet of the historic building.

**APPROVED.**

7. **FILE NO. 3561**      **COLLINS 3300, LLC AND 3420 COLLINS AVENUE, LLC. / 3301 INDIAN CREEK DR, 3400 COLLINS AVE, AND 3420 COLLINS AVENUE. MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA (FOR LEGAL DESCRIPTION PLEASE CONTACT THE PLANNING DEPARTMENT)**

The applicant is requesting the following variances in order to develop three parcels of land into a unified project, consisting of a hotel, parking structure and the preservation of the historic Atlantic Hotel:

### **Site 1: 3301 Indian Creek Drive**

1. A variance to waive 25'-0" of the minimum required 45'-0" front yard setback for the tower portion in order to locate the tower at 20'-0" from the west property line, facing Indian Creek.
2. A variance to waive 25'-0" of the minimum required 45'-0" front yard setback for the tower portion in order to locate the tower at 20'-0" from the east property line, facing Collins Avenue.
3. A variance to waive 9½" of the minimum required subterranean parking setback of 5'-9½" in order to build the subterranean parking at 5'-0" from the south property line.
4. A variance to waive all of the minimum required subterranean parking setback of 5'-9½" in order to build the subterranean parking up to the north property line.

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### **Site 2: 3400 Collins Avenue (Atlantic Hotel)**

5. A variance to waive all of the minimum required subterranean parking setback of 5'-0" in order to build the subterranean parking up to the south property line.
6. A variance to waive all of the minimum required subterranean parking setback of 5'-0" in order to build the subterranean parking up to the north property line.
7. A variance to waive 5'-0" of the minimum required rear pedestal setback of 10'-0" in order to build an addition at 5'-0" from the west property line, following the existing building line.
8. A. A variance to waive 3'-0" of the minimum required interior north side pedestal setback of 8'-0" in order to build an addition at 5'-0", following the existing building line.  
  
B. A variance to waive all of the minimum required interior north side pedestal setback of 8'-0" in order to allow a stairway to cross the interior side property line and to connect to the proposed building on Site 3.
9. A variance to waive 11'-2" of the minimum required sum of the side yards of 16'-0" in order to provide a sum of the side yards of 4'-10".

### **Site 3: 3420 Collins Avenue**

10. A variance to waive all of the minimum required subterranean parking setback of 5'-0" in order to build the subterranean parking up to the south property line.
11. A variance to waive all of the minimum required interior south side pedestal setback of 8'-0" in order to allow a stairway to cross the interior side property line and to connect to the building on Site 2.
12. A variance to waive 8'-0" of the minimum required sum of the side yards of 16'-0" in order to provide a sum of the side yards of 8'-0".

**APPROVED.**

#### **D. NEXT MEETING DATE**

April 9, 2012 (Monday)

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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,*

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*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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# MIAMI BEACH

PLANNING DEPARTMENT

## **FLOOD PLAIN MANAGEMENT BOARD**

### **AFTER ACTION REPORT**

**FRIDAY, MARCH 2, 2012**

**HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING**

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

1. **FILE NO. FP12-03**  
**GEORGE**

**SERGIO D. GEORGE AND NATALIA**

**4245 NORTH MERIDIAN AVENUE  
LOT 38, BLOCK 8 OF "NAUTILUS  
ADDITION OF MIAMI BEACH BAY  
SHORE CO"; PLAT BOOK 8, PG 130;  
MIAMI-DADE COUNTY, FLORIDA**

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

**APPROVED.**

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