

BOARD OF ADJUSTMENT AFTER ACTION REPORT

FRIDAY, MARCH 7, 2014 9:00 A.M.

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

A. CONTINUANCES

1. File No. 3650 Christian de Berdouare and Jennifer Valoppi 5750 North Bay Road

Applicant requested continuance to the April 4, 2014 meeting -Rosenfeld/Fox 7-0.

2. File No. 3673 Alton Sobe, LLC. 929 Alton Road

Applicant requested continuance to the April 4, 2014 meeting –Goldberg/Preira 7-0.

3. File No. 3687 Nakash Strand, LLC. c/o Jordache Entrerprises 1060 Ocean Drive

Applicant requested continuance to the June 6, 2014 meeting –Fox/Baron 7-0.

B.NEW CASES

1. File No. 3530 Commerce Street Properties, LLC 850 Commerce Street

The applicant requests to modify Condition No. 2.a of the September 7, 2012 Order which granted the approval of the variance to the previous applicant and operator to permit the transfer of approval to Commerce Street Properties LLC.

Approved -Preira/Colin 6-0 (Fox recused).

File No. 3683
 Vintro Villas, LLC. and Encotel, LLC.
 2206-2216 Park Avenue and 427 22nd Street

The applicants, Vintro Villas, LLC. and Encotel, LLC., are requesting the following variances in order to build a new 5-story building as part of a new condo/hotel development:

- 1. A variance to waive 6'-9" of the minimum required pedestal street side setback of 13'-3" in order to permit the construction of a new 5 story mixed-use building at 7'-6" from the south property line facing 22 Street.
- 2. A variance to waive 11'-0 $\frac{1}{2}$ " of the minimum required sum of the side yards of 26'-5" in order to provide a sum of the side yards of 15'-4 $\frac{1}{2}$ ".
- 3. A variance to exceed the allowable hours of operation of the proposed accessory outdoor bar counter until 12:00 p.m.

Approved –Goldberg/Tandy 7-0.

3. File No. 3686

Haddon Hall Hotel Owner, LLC. 1500 Collins Avenue and 1455 Washington Avenue

The applicant, Haddon Hall Hotel Owner, LLC., is requesting the following variances in order to make renovations to the existing hotels:

- 1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 18 hotel units at less than 300 s.f. (the smallest at 209 s.f.), 2 hotel units between 300 s.f. and 335 s.f. (6% of the units) and 14 hotel units exceeding 335 s.f. (41% of units).
- 2. A variance to waive 6'-0" of the minimum required rear setback of 10'-0" in order to build an addition on the west side of the pool cabana structure at 4'-0" from the rear property line.
- 3. A variance to waive 3'-6" of the minimum required rear setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the rear property line.
- 4. A variance to waive 3'-6" of the minimum required side setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the north property line.
- 5. A variance to waive all of the minimum required interior side setback of 7'-6" for a pool deck in order to retain the existing pool deck up to the north property line.

Approved –Goldberg/Fox 7-0.

4. File No. 3688

Talmudic College 4000 Alton Road, Inc. 4000 Alton Road

The applicant, Talmudic College 4000 Alton Road, Inc, is requesting the following variances in order to build a new 8-story detached multifamily building on the south side

of the property and a new 7-story addition to the existing building to be constructed in two (2) phases:

- 1. A. A variance to waive 25'-9" of the minimum required pedestal interior side setback of 36'-8" in order to build a new 8 story multifamily building at 10'-11" from the south property line.
 - B. A variance to waive 3'-9" of the minimum required pedestal interior side setback of 36'-8" in order to build a new 7 story addition to the existing 7 story building at 32'-11" from the north property line.
- 2. A. A variance to waive 29'-3" of the minimum required tower interior side setback of 40'-2" in order to build a new 8 story multifamily building at 10'-11" from the south property line.
 - B. A variance to waive 6'-0" of the minimum required tower interior side setback of 38'-11" in order to build a new 7 story addition to the existing 7 story building at 32'-11" from the north property line.
- 3. A variance to waive 29'-5" of the minimum required sum of the side yards of 73'-3" in order to provide a sum of the side yards of 43'-10".
- 4. A variance to waive 13'-10" of the minimum required rear pedestal setback of 33'-10" in order to build a new 8-story multifamily building at 20'-0" from the rear property line.
- 5. A variance to waive 30'-9" of the minimum required rear tower setback of 50'-9" in order to build a new 8-story multifamily building at 20'-0" from the rear property line.
- 6. A variance to exceed by 25% (5'-0") the maximum allowable projection of 25% (5'-0") of the proposed rear yard of 20'-0" and to exceed by 4'-0" the maximum projection of 6'-0" in order to build the unenclosed private balconies for a new 8-story multifamily building with a total projection of 10'-0" into the proposed rear yard.
- 7. A variance to exceed by 60.4% (6'-7") the maximum allowable projection of 25% (2'-9") of the proposed south side yard of 10'-11" and to exceed by 3'-4" the maximum projection of 6'-0" in order to build the unenclosed private balconies for a new 8-story multifamily building with a total projection of 9'-4" into the proposed side yard.
- 8. A variance to waive the minimum required front setback of 20'-0" for at grade parking spaces in order to retain existing parking spaces up to the front property line facing Alton Road.
- 9. A variance to waive all of the minimum required side setback of 22'-11" for at grade parking area in order to build the drive aisle up to the north property line.

Approved with modified and additional conditions—Baron/Colin 6-0 (Preira recused).

5. File No. 3693 K & R One, LLC. 645 Michigan Avenue.

The applicant, K & R One, LLC., is requesting the following variance in order to build a detached 3-story ground level addition located at the east portion of the property, facing the alley:

1. A variance to waive 9'-4" of the minimum required rear pedestal setback of 14'-0" in order to build a detached 3-story addition to the existing building at 5'-0" from the rear property line facing the alley.

Approved -Baron/Colin 6-0 (Preira absent).

6. File No. 3694 Savoy Hotel Partners, LLC., 400 Collins Avenue.

The applicant, Savoy Hotel Partners, LLC., is requesting the following variance to operate a temporary parking lot which extensions of time expired:

1. A variance to permit the Planning Director to issue up to three one-year extensions of time, not to extend beyond July 31, 2016, for a temporary parking lot whose prior extensions expired after July 31, 2011.

Approved. Progress Report due in 120 days (July 11, 2014) -Baron/Tandy 7-0.

7. File No. 3695

Betsy Ross Owner, LLC. and Ocean Court, LLC. 1440 Ocean Drive and 1433 Collins Avenue

The applicants, Betsy Ross Owner, LLC. and Ocean Court, LLC., are requesting the following variance in order to build a 4-story ground floor addition to the Carlton South Beach Hotel on the south side of the property.

1. A variance to waive the required minimum hotel unit size for new hotel units: 85% (21 hotel units) of the hotel units shall be 335 s.f. or larger in order to build 11 new hotel units (40%) with up to 335 s.f. with the smallest unit at 300 sf. in a new 4-story ground floor addition.

Approved -Goldberg/Baron 7-0.

8. File No. 3696

4701 North Meridian, LLC. c/o Ophir Sternberg 4701 North Meridian Avenue

The applicant, 4701 North Meridian, LLC. c/o Ophir Sternberg, is requesting the following variaces in order to build eight (8) new two (2) and three (3) story townhomes on an existing surface parking lot west of the former Miami Heart Institute.

- 1. A variance to waive 24'-3" of the minimum required subterranean interior side setback of 24'-3" in order to build the subterranean parking up to the east property line.
- 2. A variance to waive 16'-2" of the minimum required subterranean street side setback of 24'-3" in order to build the subterranean parking at 8'-1" from the west property line facing Alton Road.
- 3. A variance to waive 26'-4 ½" of the minimum required pedestal interior side setback of 38'-9" in order to build a (2) two story townhome at 12'-4 ½" from the east property line.
- 4. A variance to waive 23'-3 ½" of the minimum required pedestal street side setback of 38'-9" in order to build a (2) two story townhome at 15'-5 ½" from the west property line facing Alton Road.
- 5. A variance to waive 49'-7" of the minimum required sum of the side yards of 77'-5" in order to provide a sum of the side yards of 27'-10".
- 6. A variance to waive the minimum required 7'-6" rear setback to the water's edge of a pool in order to build the pool's retaining walls at a range from 3'-2" to 6'-10" from the rear property line facing the waterway.

Approved with modified and additional conditions-Colin/Goldberg 7-0.

C.APPEALS

1. File No. 3646

The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland 5937-5959 Collins Avenue

The applicants are appealing an administrative decision regarding the uses permitted on the pool deck of the Bath Club.

Applicant requested continuance to the April 4, 2014 meeting -Baron/Tandy 7-0.

D.NEXT MEETING DATE

Friday, April 4, 2014

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.



PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD

AFTER ACTION REPORT FRIDAY MARCH 7, 2014

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. CONTINUANCES

1. FP14-02:

Samuel Reich

3437 Prairie Avenue

Applicant requested continuance to the April 4, 2014 meeting -Baron/Goldberg 7-0.

2. FP14-03

4701 North Meridian, LLC., c/o Ophir Sternberg

4701 North Meridian Avenue

Applicant requested continuance to the April 4, 2014 meeting –Goldberg/Colin 7-0.

B. NEW CASES

1. FP14-01

Michael Chetcuti and Kyle Evans 1301 Lenox Avenue

The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing single family residence in order to renovate and build additions to the existing home.

Approved -Goldberg/Fox 7-0.

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