



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, SEPTEMBER 5, 2008

9:00 A.M.

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

A. PROGRESS REPORT

1. 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 variances granted on July 11, 2008, in order to permit the construction of a new four-story structure.

NO FURTHER PROGRESS REPORTS.

B. EXTENSION OF TIME

2. FILE NO.3268 SOUTHPOINTE HEIGHTS, LLC
49-53 COLLINS AVENUE
LOTS 14 AND 15, IN BLOCK 1,
OF 'OCEAN BEACH FLORIDA SUBDIVISION'
PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following modification to a condition of approval for variances associated with the construction of a new seven (7)

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story mixed-use residential/retail structure, to replace an existing surface parking lot:

Condition number 14 of the Order dated December 8, 2006, requires that a full building permit for the project be obtained on or before June 8, 2008, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by June 8, 2009.

APPROVED.

C. MODIFICATION

3. **FILE NO. 2548** **SOUTH CARILLON JOINT VENTURE, LLC
formerly TRANSNATIONAL PROPERTIES, INC.
6801 COLLINS AVENUE (a/k/a The Carillon Hotel)
NORTH 25 FT. OF LOT 48 AND ALL OF LOTS 49
THRU 53; BLOCK 1; AMENDED PLAT OF 2ND
OCEANFRONT SUB.; PB 28/28
LOTS 1 TO 6; BLOCK B; ATLANTIC HEIGHTS SUB.
PB 9, PG 14; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a modification to a condition of approval for variances associated with the renovation of the existing Carillon Hotel and the construction of a 143 unit, 22-story condominium tower and a 327 unit, 35-story condominium tower. Modifications 1 and 2 of the December 7, 2007 Modification Order require that the Carillon Hotel renovation be completed by July 15, 2008 and the south building be completed by July 15, 2008. The applicant is requesting to modify the completion date of both buildings by six (6) months, the Carillon Hotel and the South building, to January 15, 2009.

Number 1 and 2 of the three (3) modifications approved as part of the Modification Order issued on December 7, 2007, shall be revised as follow:

1. The existing Carillon Hotel shall be completed by ~~July 15, 2008~~ January 15, 2009.
2. The south building shall be completed by ~~July 15, 2008~~ January 15, 2009.
3. The north building shall be completed by December 1, 2008.

APPROVED.

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D. CONTINUED CASE

4. **FILE NO.3372** **THIERRY COULON**
1531 W. 22ND STREET, SUNSET ISLAND 4
EAST 30 FT OF LOT 29 & WEST 45 OF LOT 30,
BLOCK 4A, SUBDIVISION:
“SUNSET ISLANDS NO. 4”
PLAT BOOK 40, PG 8;
MIAMI-DADE COUNTY, FLORIDA

This case was continued at the July 11, 2008 meeting.

The applicant is requesting an After-the-Fact variance in order to retain an existing pool deck:

1. An after-the-fact variance to waive all of the required interior side yard setback of 7'-6" from the pool deck to an interior property line in order to retain the existing pool deck up to the west property line.

CONTINUED FOR 60 DAYS (NOVEMBER 7, 2008).

E. NEW CASES

5. **FILE NO.3374** **HAROLD COBB**
FIRST METHODIST CHURCH OF MIAMI BEACH,
INC. / 4764 PINETREE DRIVE
LOTS 14, 15 AND 16, BLOCK 32 OF
“LAKE VIEW SUBDIVISION”
PLAT BOOK 14, PG 42;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to permit the construction of a new two-story classroom addition and the upgrade of the parking lot as part of the expansion of the existing Montessori School:

1. A variance to waive 11'-10" of the minimum required interior side yard setback of 16'-10" in order to build a two-story addition at 5'-0" from the north property line, following the existing building line.
2. A variance to waive 1'-2" of the minimum required front yard setback of 20'-0" in order to build a stair tower at 18'-10" from the front property line.

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3. A variance to waive the minimum required front yard setback of 20'-0" in order to provide a drive/drop-off drive at 2'-0" at the closest point to front property line and a parking space (labeled no. 10) at 6'-0" from the front property line.
4. A variance to waive 5'-10" of the minimum interior side yard setback of 10'-6" in order to locate parking at 4'-8" from the south property line, following the existing parking line.
5. A variance to waive the provisions of Chapter 130, Article III of the City Code, to permit the use of a grass parking system to resurface the existing parking area.

APPROVED WITH REVISED CONDITION.

6. **FILE NO. 3375** **CASA D'AZZURRO – ERIC KORCHIA**
250 E. SAN MARINO DRIVE
LOT 8 OF BLOCK 7,
“PLAT OF SAN MARINO”
PLAT BOOK 9, PAGE 22;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to permit the construction of a swimming pool within the front yard of single family residence currently under construction:

1. A variance to waive 4'-0" of the required 20'-0" minimum front setback for a swimming pool in order to build the exterior side of the infinity edge gutter at 16'-0" from the front (north) property line, facing 3rd Terrace.
2. A variance to waive 18'-0" of the required front yard setback of 20'-0" in order to locate the pool equipment pad at 2'-0" from the front (north) property line, facing 3rd Terrace.

CONTINUED FOR 30 DAYS (OCTOBER 3, 2008).

7. **FILE NO. 3376** **KAAMOS, LLC.**
1650 JAMES AVENUE
LOTS 1, 2, 3 AND 4, EXCEPT THE WEST
6 FEET THEREO, OF BLOCK 31 OF
“FISHER’S FIRST SUBDIVISION OF ALTON BEACH”
PLAT BOOK 2, PAGE 77;
MIAMI-DADE COUNTY, FLORIDA

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The applicant is requesting the following variance to exceed the allowable hours of operation of accessory outdoor bar counters of a proposed restaurant:

1. A variance to exceed the allowable hours of operation of accessory outdoor bar counters until 2:00 a.m. during the week and until 3:00 am on Saturdays, Sundays and holidays.

APPLICANT REQUESTED CONTINUANCE FOR 30 DAYS (OCTOBER 3, 2008).

8. **FILE NO. 3377** **CARIBBEAN GROUP OWNERS, LLC**
 d/b/a CARIBBEAN HOTEL
 3737 COLLINS AVENUE
 LOTS 1 – 8 and 16 FT. ALLEY OPP. LOTS 1 & 8
 BLOCK 27; MIAMI BEACH IMPROVEMENT CO. SUB.
 PLAT BOOK 5-7&8;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variance to retain the existing one-way ramp facing 38th Street:

1. An after-the-fact variance to waive between 11” and 5” of the minimum required drive width of 11’-0” for one-way traffic, in order to retain the existing one-way drive at 10’-1” (at its tightest point) and at 10’-7” clear.

APPROVED WITH ADDITIONAL CONDITIONS.

F. NEXT MEETING DATE

October 3, 2008

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.



MIAMIBEACH

PLANNING DEPARTMENT

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FLOOD PLAIN MANAGEMENT BOARD
A AFTER ACTION REPORT

FRIDAY, SEPTEMBER 5, 2008
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. FP08-08** **HOUSING AUTHORITY OF
THE CITY OF MIAMI BEACH
328 JEFFERSON AVENUE
LOT 5, BLOCK 82
OF OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of two (2), one-story structures (re-approval of FP06-08, which was previously approved on October 6, 2006).

APPROVED.

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.
