



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, FEBRUARY 4, 2000 - 9:00 A.M.

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

A. CONTINUED APPLICATION

1. FILE NO. 2727 **WALGREEN COMPANY**
 7332 COLLINS AVENUE
 LOTS 1 THRU 3 INC., AND LOTS 8 AND 9
 BLOCK 9; HARDING TOWNSITE
 PLAT BOOK 34 - PAGE 4

This case is continued from the meeting of January 7, 2000.

Note: Variance request #1 (for sign size facing Collins Avenue) was approved at the Board's meeting on December 3, 1999. Variance request #2 was continued to this meeting.

The applicant is requesting the following variance in order to install a flat wall signs larger than what is permitted by the Zoning Code.

2. A variance to exceed by 153 sq. ft. the maximum permitted size of 30 sq. ft. for flat wall signs in order to install a 183 sq. ft. wall sign with copy reading **AWALGREENS@**facing 74th Street.

WITHDRAWN BY APPLICANT, WITHOUT PREJUDICE.

B. NEW CASE

2. FILE NO. 2732 **IVAN POLONIO**
 d/b/a CAFE MERENGUE
 2891 COLLINS AVENUE
 LOTS 1 THRU 10 AND STRIP OF LAND LYING
 BETWEEN MIAMI BEACH DR.; BLOCK 8
 MIAMI BEACH IMPROVEMENT CO. SUB.

File No. 2732
Ivan Polonio
2891 Collins Avenue

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

1. The applicant is requesting to waive eighteen (18) of the minimum required thirty (30) seats in order to serve beer and wine at a new restaurant which contains only twelve (12) seats.

DENIED.

C. APPEALS FROM ADMINISTRATIVE DECISION

3. **FILE NO. 2715 TRANSNATIONAL PROPERTIES, INC.
 6801 COLLINS AVENUE
 (formerly, 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 9/14**

This case was continued from the meetings of September 3, November 5 and December 3, 1999.

The applicant is appealing a June 16, 1999 administrative decision made by the Planning and Zoning Director. The administrative decision states that a lawsuit filed by the adjoining property, The Sterling House Condominium Inc., does not trigger the stay provisions of the Miami Beach Code Section 118-263(a) and therefore the time frames prescribed by the respective orders of the Design Review Board and Board of Adjustment, for a full building permit, still apply. The applicant contends that the filing of a lawsuit, by the adjoining property, is sufficient to trigger the stay provisions of the Miami Beach City Code.

CONTINUED TO THE MEETING OF APRIL 7, 2000.

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4. FILE NO. 2731 RITZ PLAZA HOTEL CORPORATION
1701 COLLINS AVENUE
LOTS 1,2,19 AND 20; BLOCK 28
ALTON BEACH FIRST SUBDIVISION
PLAT BOOK 2 - PAGE 77

This case is continued from the meeting of January 7, 2000.

The applicant is appealing a December 3, 1999 administrative decision by the Planning and Zoning Director. The administrative decision generally states that a proposed seven (7) story, 79 feet high Ritz Plaza addition is subject to Section 142-246(b) which restricts the height of ground floor additions to existing structures, located on oceanfront lots, within the Architectural District, to 50 feet and a maximum of five (5) stories.

DENIED.

D. DEFERRED/CONTINUED APPLICATION

5. FILE NO. 2720 RITZ PLAZA HOTEL CORPORATION
1701 COLLINS AVENUE
LOTS 1,2,19 AND 20; BLOCK 28
ALTON BEACH FIRST SUBDIVISION
PLAT BOOK 2 - PAGE 77

This case was continued from the meeting of October 1, 1999, deferred from the meeting of November 5, 1999 and continued from the meeting of January 7, 2000.

The applicant is requesting the following variances in order to construct a seven (7) story, 79' - 2" high, 80 room, detached addition to an existing hotel with 68 parking spaces.

1. A variance to exceed by 29' - 2" the maximum permitted height of 50' - 0" in order to construct a 79' - 2" high detached hotel addition in the rear of the subject property.
2. A variance to exceed by two (2) stories, the five (5) story maximum for ground floor additions to existing buildings on

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Oceanfront lots in order to construct a seven (7) story addition in the rear of the subject property.

continued . . .

File No. 2720
Ritz Plaza Hotel Corp.
1701 Collins Avenue

3. A variance to waive 29' - 0" of the minimum required 151' - 0" rear tower setback in order to construct the above hotel addition with the tower portion 122' - 0" from the rear property line (Erosion Control Line - ECL).

REQUEST NOS. 1 AND 2 APPROVED; REQUEST NO. 3 DENIED.

E. NEXT MEETING DATE

Friday, March 3, 2000

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's administrator no later than four (4) days prior to the proceeding. Telephone (305) 673-7550 (voice)) for assistance and to request material in accessible format; if hearing impaired, for sign language interpreters (5 days) or information on access for persons with disabilities, telephone (305)673-7219 (TDD).

JGG/AV/ah

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