



## **BOARD OF ADJUSTMENT** **AFTER ACTION**

**FRIDAY, APRIL 7, 2000 - 9:00 A.M.**

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

### **A. PROGRESS REPORT**

- 1. FILE NO. 2301 M-1 DEVELOPMENT CORP.  
d/b/a SUNTERRA RESORT  
425 and 455 OCEAN DRIVE  
LOTS 3,4,5 & 6; BLOCK 116  
OCEAN BEACH ADDITION NO. 4; PB 3/115&151**

The applicant will present a progress report regarding variances initially granted on May 7, 1993 for substantial rehabilitation of an existing apartment/hotel. The presentation of this report is a condition of the Modified Order dated November 14, 1997. (Note: This applicant is presently required to report every six months, except when otherwise requested by the Board.)

*Next report: May 5, 2000. The noise monitor was eliminated, and Code Enforcement will now take over those duties.*

### **B. EXTENSIONS OF TIME**

- 2. FILE NO. 2684 CLAY HOTEL PARTNERSHIP, LTD.  
a/k/a MATANZAS HOTEL  
506 ESPANOLA WAY  
LOTS 1 AND 2; BLOCK 4B  
ESPANOLA VILLAS 1st ADDITION  
PLAT BOOK 9 - PAGE 147**

The applicant is requesting a six (6) month extension of time to obtain an occupational license for a proposed restaurant. A variance was granted on January 8, 1999 in order to sell/serve alcoholic beverages within 300 feet of an educational facility and a condition of approval

# **BOARD OF ADJUSTMENT AFTER ACTION**

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**APRIL 7, 2000**

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was that an occupational license for the restaurant be issued by April 20, 2000. The extension, if granted, will give the applicant until October 20, 2000 to obtain an occupational license.

*60 day extension of time Granted.*

3.     **FILE NO. 2716           RONI AND MARK JACOBSON  
501-599 WASHINGTON AVENUE  
THE NORTHERN 20.54 FT. OF LOT 7  
AND ALL OF LOTS 8 THRU 12 LESS THE  
NORTH 5 FT. THEREOF FOR ROAD; BLOCK 3  
FRIEDMAN & COPES SUB.; PB 4/83**

The applicant is requesting a three (3) month extension of time to obtain a building permit to construct a new retail/office building. Variances were granted on September 3, 1999 and a condition of approval was that a building permit must be obtained by March 29, 2000. The extension, if granted, will give the applicant until June 29, 2000 to obtain a building permit.

*Six month extension of time Granted.*

## **C.     NEW CASES**

4.     **FILE NO. 2740           IRENE MARIE, INC.  
728 OCEAN DRIVE  
LOT 5; BLOCK 12  
OCEAN BEACH ADDITION NO. 1; PB 3/11**

The applicant is requesting the following variance in order to install a building identification sign, with copy reading AIRENE MARIE MODELS@ on the parapet facing Ocean Drive:

1.     A variance to exceed by 13.74 sq. ft. the maximum permitted sign area of 13.76 sq. ft. for a building identification sign in order to install a 27.5 sq. ft. sign with copy reading AIRENE MARIE MODELS@

# **BOARD OF ADJUSTMENT AFTER ACTION**

**APRIL 7, 2000**

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*Approved with staff recommendations.*

5. FILE NO. 2741 GODDESS ENTERTAINMENT GROUP LLC  
681 WASHINGTON AVENUE  
LOTS 18 THRU 21; BLOCK 34  
OCEAN BEACH ADDITION NO. 1; PB 3/11

The applicant is requesting the following variance in order to construct an open stair to be used for second floor egress from an existing nightclub:

1. A variance to waive of the 3' - 10" minimum required pedestal rear yard setback of 5' - 0" in order to construct an open stair 1' - 2" from the rear property line facing an alley.

*Approved with staff recommendations.*

6. FILE NO. 2742 BELLSOUTH TELECOMMUNICATIONS, INC.  
1550-1560 LENOX AVENUE  
LOTS 7, 8, 9, 10, AND PORTIONS OF LOT 6  
BLOCK 65; COMMERCIAL SUB.; PB 6/5

The applicant is requesting the following variances in order to effectuate a lot split of contributing buildings in a historic district:

1. A variance to exceed by 22,595 sq. ft. the maximum permitted floor area of 11,076 sq. ft. in order to create a lot split which will result in a new lot with an existing building with a floor area of 33,671 sq. ft. or a Floor Area Ratio of 3.04;  
and,  
A variance to exceed by 20,192 sq. ft. the maximum permitted floor area of 20,397 sq. ft. in order to create a lot split which will result in a new lot with an existing building with a floor area of 40,589 sq. ft. or a Floor Area Ratio of 1.99.

The CD-1 district permits a maximum Floor Area Ratio (FAR) of 1.0.

*Approved subject to conditions and staff recommendations.*

**BOARD OF ADJUSTMENT AFTER ACTION**

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**APRIL 7, 2000**

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