



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, OCTOBER 6, 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
MIAMI-DADE COUNTY, FLORIDA

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 June 2, 2000. (Note: This applicant is presently required to present bi-monthly reports until a final Certificate of Occupancy is received. After the issuance of such Certificate, the applicant shall present yearly status reports).

Next Report: October 27, 2000.

B. EXTENSION OF TIME

- 2. **FILE NO. 2734** **JAMES MOORE/KATHRYN KASSNER**
5905 NORTH BAY ROAD
LOTS 9 AND 10; BLOCK 4
LA GORCE GOLF SUBDIVISION
PLAT BOOK 14 - PAGE 43
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a twelve (12) month extension of time to
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Approved.

C. CONTINUED CASES

3. FILE NO. 2756 BARCODE RESTAURANT, INC.
1437-1439 WASHINGTON AVENUE
LOTS 4 AND 5 and the WEST 12.5 FT. OF LOT 3;
BLOCK 2-B; ESPANOLA VILLAS
PB 7-145; MIAMI-DADE COUNTY, FLORIDA

This case was continued from the meeting of September 8, 2000.

The applicant is requesting the following variance in order to sell/serve beer, wine and liquor at a proposed restaurant:

1. A variance to waive 183 feet of the minimum required 300 feet separation between a business that sells/serves alcoholic beverages and an educational facility in order to sell/serve beer and wine and liquor at a proposed restaurant 117 feet from Fisher-Feinberg Elementary School.

Continued to October 27, 2000.

4. **FILE NO. 2757 NORTH BAY ROAD TRUST
 5300 NORTH BAY ROAD
 LOT 14; BLOCK 14; LA GORCE GOLF SUB.
 PB 14-43; MIAMI-DADE COUNTY, FLORIDA**

This case was continued from the meeting of September 8, 2000.

The applicant is requesting the following variance in order to construct a second story addition over an existing garage/gatehouse for a single family residence:

1. A variance to waive 7' - 6" of the minimum required front yard setback of 20' - 0" in order to construct a second floor addition over an existing single family garage/gatehouse 12' - 6" from the front property line facing North Bay Road.

Approved.

D. NEW CASES

5. **FILE NO. 2765 COOLIDGE SOUTH MARKETS EQUITIES, L.P.
 520 COLLINS AVENUE
 LOTS 1 THRU 6, LESS PART FOR STREET
 BLOCK 3; FRIEDMAN & COPES SUB.; PB 4-83
 MIAMI-DADE COUNTY, FLORIDA**

This case was withdrawn by the applicant.

Withdrawn.

6. **FILE NO. 2767 NELSON FOX (a/k/a THE BROWN'S HOTEL)
 112 OCEAN DRIVE**

**LOT 7, LESS THE EAST. 15 FT. FOR STREET
BLOCK 2; OCEAN BEACH FLA. SUB.; PB 2-38
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a three (3) story addition at the rear of an existing hotel building:

1. A variance to waive all of the rear yard setback of 11' - 6" in order to construct a 3 story addition to the existing hotel along the alley in the rear.

Approved.

7. **FILE NO. 2768 ARIE AND FREIDA RAND
3559 PINETREE DRIVE
LOT 4; BLOCK 4; FLAMINGO TERRACE SUB.
PB 10-3; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct an addition which connects an existing single family residence to a detached garage/guest quarters.

1. A variance to waive 21' - 3" of the minimum required rear setback of 26' - 3" in order to connect an existing detached accessory structure located 5' - 0" from the rear property line to the main residence.

Approved.

8. **FILE NO. 2771 CARNEVALE, INC.
607 LINCOLN ROAD
LOT 4, LESS THE E. 47 FT.; BLOCK 1
LINCOLN ROAD SUB.; PLAT BOOK 34 - PAGE 66
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to serve liquor at an existing restaurant:

1. A variance to waive sixteen (16) of the minimum required sixty (60) seats, in order to serve beer, wine and liquor at an existing restaurant that contains only forty-four (44) seats.

Approved.

E. APPEAL FROM ADMINISTRATIVE DECISION

9. FILE NO. 2770 NATHAN RATNER TESTAMENTARY TRUST
1026-1036 LINCOLN ROAD
LOTS 10 & 11; BLOCK 47
LINCOLN SUB.; PLAT BOOK 9 - PAGE 69
MIAMI-DADE COUNTY, FLORIDA

APPEAL FROM ADMINISTRATIVE DECISION

The applicant is appealing an August 8, 2000 administrative decision made by the Planning and Zoning Director. The administrative decision states that Lincoln Lane is an alley and not a street and therefore the rear setback for the subject property should be 5 feet. The applicant contends that Lincoln Lane South is a street, which enables the subject property to have two fronts for zoning purposes and therefore, no setback is required along the alley.

Continued to October 27, 2000.

If the above Appeal is denied, the applicant requests the following variance:

10. FILE NO. 2769 NATHAN RATNER TESTAMENTARY TRUST
1026-1036 LINCOLN ROAD
LOTS 10 & 11; BLOCK 47
LINCOLN SUB.; PLAT BOOK 9 - PAGE 69
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to construct a one story addition at the rear of the existing building:

1. A variance to waive all of the required rear yard setback of 5 feet in order to construct an addition to an existing building along the rear property line facing the alley (Lincoln Lane South).

Continued to October 27, 2000.

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