

**CITY OF MIAMI BEACH
PLANNING DEPARTMENT**

CITY HALL 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139

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**BOARD OF ADJUSTMENT
AFTER ACTION**

FRIDAY, JULY 6, 2001 - 9:00 A.M.
1700 Convention Center Drive
Commission Chambers - Third Floor

A. INTRODUCTION OF NEW TENANT TO BOARD

1. **FILE NO. 2564 TENDENZA INC.
412-414 ESPANOLA WAY**

The new tenant of 412 Espanola Way, Jamil Dib, d/b/a Café Nuvo, or his representative, shall introduce himself to the Board in accordance with condition no. 7 of the Final Order, signed on May 6, 1997. Condition no. 7 states the following:

The property owner shall be responsible for compliance with all of the conditions of this variance. The current operator and any subsequent operators of the business shall be specifically apprised of all conditions. Subsequent operations shall be required to appear before the Board to affirm their understanding of the conditions listed, herein.

PROGRESS REPORT IN SIX MONTHS. BOARD WILL THEN DETERMINE IF FUTURE REPORTS ARE NECESSARY.

B. PROGRESS REPORTS

2. **FILE NO. 2626 THE LOFTS AT SOUTH BEACH, INC.
1403 DADE BLVD.**

The applicant will present a progress report relating to the construction of a new 72 ft. high mixed-use building consisting of 2,400 square feet

of retail space, 2,610 square feet of office space, 26 apartments and 44 parking spaces. At the hearing of March 2, 2001, the applicant requested an extension of time and was given until April 13, 2003 to complete this project. The applicant was also required to present a progress report to the

Board at 90-day intervals. This project was originally approved on April 13, 1998.

90-DAY REPORTS ARE NO LONGER NECESSARY. SHOULD THERE BE ANY COMPLAINTS REGARDING THIS PROJECT, STAFF SHALL PLACE THIS ITEM ON THE AGENDA FOR REVIEW.

**3. FILE NO. 2805 ABRAHAM AND BARBE SHAULSON
3190 PINETREE DRIVE**

The applicant will present a progress report relating to the expansion of a kitchen in an existing single family residence. This report is a condition of the May 4, 2001 Order (the date on which this case was approved).

NO FURTHER REPORTS REQUIRED.

C. NEW CASES

**4. FILE NO. 2817 DARRYL FOX
2800 ROYAL PALM AVENUE**

The applicant is requesting the following variances in order to construct a swimming pool and deck for an existing single family residence:

A variance to waive 15' - 4" of the minimum required front yard setback of 20' - 0" in order to construct a swimming pool deck 4' - 8" from the front property line and a swimming pool 8' - 7" from the front property line facing West 28th Street.

A variance to waive 3' - 10" of the minimum required side yard setback of 9' - 0" for swimming pools in order to construct a swimming pool 5' - 2" from the interior side property line.

APPROVED WITH CONDITIONS.

**5. FILE NO. 2818 C R ALLIANCE L.L.C.
7700 COLLINS AVENUE**

The applicant is requesting the following variances associated with the construction of a new 5 story, 10 unit residential building with 15 parking spaces:

A variance to waive 3' - 2" of the minimum required 22' - 0" backup and aisle widths for 90 degree parking spaces in order to construct the above new building with 18' - 10" backup and aisle widths.

A variance to waive 304 sq. ft of the minimum required 450 sq. ft. size for commercial swimming pools and 3.75' of the minimum required dimension of 15' in order to construct a 146 sq ft swimming pool (11.25' x 13') on the roof of the proposed building.

A variance to exceed by four (4) feet the maximum permitted height of fifty (50) feet in order to construct the above building with a maximum height of fifty-four (54) feet.

DENIED WITHOUT PREJUDICE.

6. **FILE NO. 2819** **ROBIN D. HALE**
 7382 GARY AVENUE

The applicant is requesting the following variance in order to reconstruct an open porch addition in the rear of an existing townhouse unit facing the waterway, as follows:

A variance to waive all of the minimum required rear setback of 20' along the water.

APPROVED WITH CONDITIONS.

7. **FILE NO.2820** **ADRIANA AND BARRY MILLER**
 2800 FAIRGREEN DRIVE

The applicant is requesting the following variance in order to construct a swimming pool and deck for an existing single family residence:

A variance to waive 4.5' of the minimum required 7.5' side setback for a pool deck and 4.5' of the minimum required 9' side setback to the waters edge of a pool in order to construct a pool deck 3' from the side property line and a swimming pool 4.5' from the side property line.

APPROVED WITH CONDITIONS.

8. FILE NO. 2821 **SOKOLOV LIMITED/S.K. GROUP
(Lucerne Hotel a/k/a Marriott Fairfield Inn & Suites)
4101 COLLINS AVENUE**

The applicant is requesting the following variances in order to install a sign with copy reading "Lucerne - Marriott Fairfield Inn & Suites" on an existing hotel:

1. A variance to relocate a permissible Oceanfront accessory sign, identifying the building, to the west elevation facing Collins Avenue.

Upon approval of Request No. 1, the applicant requests the following:

2. A variance to Section 138-172, which limits flat signs to a maximum of 30 sq. ft. and prohibits signs in the RM-1, 2, & 3 zoning district from being located above the ground floor in order to install a relocated oceanfront sign, containing 255 sq. ft., with copy reading "Lucerne - Marriott Fairfield Inn & Suites", along the parapet of the subject building facing Collins Avenue.

CONTINUED UNTIL APPLICANT RECEIVES HISTORIC PRESERVATION BOARD APPROVAL.

D. NEXT MEETING DATE

Friday, August 3, 2001