



BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, FEBRUARY 1, 2002 - 9:00 A.M.

A. PROGRESS REPORTS

1. **FILE NO. 2548 TRANSNATIONAL PROPERTIES, INC.**
6801 COLLINS AVENUE
(formerly The Carillon Hotel)

At the hearing on January 7, 2002, the Board requested a progress report regarding the fence issue, and the status of the above-referenced property.

Within 90 days from the date of this meeting, the applicant shall install a fence along Collins Avenue, as stipulated by staff, and also install an opaque fence along the north property line (69th Street). A progress report shall be presented at the April meeting. Furthermore, if the fence is not installed by May 1, 2002, the Board shall call for a hearing to consider possible revocation or modification to the conditions of the previously approved variances.

2. **FILE NO. 2766 EMILIO MANTERO-ATIENZA**
278 PALM AVENUE

At the meeting of December 1, 2000 the Board approved variances for the above referenced property relating to the construction of an accessory swimming pool, deck and spa for an existing single family residence. Condition No. 5 of the Order issued for this case states the following: *Staff shall provide a status report in one year. Unless there is a problem, the applicant shall not have to be present.*

Next Report: August 2002

3. **FILE NO. 2371 TOY CORPORATION/TOY GALLERY (d/b/a Miro Cafe)
448 ESPANOLA WAY**

The applicant will present a progress report regarding the operation of this restaurant, which obtained a variance on March 4, 1994 to sell/serve alcoholic beverages within the proximity of Fienberg-Fisher Elementary School. The presentation of this report is a condition of the Final Order signed on March 16, 1994; also, the applicant presented a report at the meeting of October 5, 2001 and at that time the Board requested the applicant to appear again in 90 days.

Applicant did not show up. Must report in March. Will notify by mail and advise of fee if they do not appear at that time.

4. **FILE NO. 2564 TENDENZA INC. (d/b/a Café Nuvo)
412-414 ESPANOLA WAY**

The applicant will present a progress report regarding the operation of this restaurant, which obtained a variance on March 7, 1997 to sell/serve alcoholic beverages within the proximity of Fienberg/Fisher Elementary School. The presentation of this report was requested by the Board on July 6, 2001, when the new tenant introduced himself.

Next progress report in one year.

B. EXTENSIONS OF TIME

5. **FILE NO. 2757 NORTH BAY ROAD TRUST
5300 NORTH BAY ROAD**

[Note: This case is continued from the October 5, December 7, 2001 and January 7, 2002 meetings.]

The applicant is requesting a one year extension of time to obtain a building permit for the construction of a second story addition over an existing single family garage/gatehouse. The variances were granted on October 6, 2000 and a building permit should have been obtained by October 6, 2001. The extension, if granted, will give the applicant until October 6, 2002 to obtain a building permit and until October 6, 2003 to complete the project.

The applicant was granted a six-month extension of time.

C. NEW CASES

6. **FILE NO. 2855 EROICI INC.**

6301 PINETREE DRIVE

The applicant is requesting the following variance in order to construct an 11' – 8" high property wall:

1. A variance to exceed by 6' – 8" the maximum permitted height of 5' – 0" for property walls along a side yard facing a street in order to construct an 11' – 8" high wall (measured from the elevation at the front of the property) along the side yard facing 63rd Street.

Continued to the March 1, 2002 meeting.

**7. FILE NO. 2856 41ST STREET CVS, INC.
4040 PRAIRIE AVENUE**

The applicant is requesting the following variance in order to sell beer and wine within 300' of North Beach Elementary School and Temple Beth Israel:

1. A variance to waive 185' of the minimum required 300' distance separation between a school (North Beach Elementary School); and waive 30' of the minimum required 300' distance separation from a religious institution (Temple Beth Israel), in order to sell beer and wine at a new pharmacy, 115' from a school and 270' from a religious institution.

Granted. The applicant shall present a progress report in one year, unless there are complaints before that time.

**8. FILE NO. 2857 THE MIAMI BEACH OCEAN RESORT, INC.
3025 COLLINS AVENUE**

The applicant is requesting the following variance in order to install a detached monument sign in the front of an existing hotel:

1. A variance to waive 5' of the minimum required 10' front setback for detached signs in order to construct a monument sign with copy reading "The Palms, 3025 Collins Avenue", 5' from the front property line facing Collins Avenue.

Granted, subject to conditions.

**9. FILE NO. 2859 DISA INVESTMENT INC.
328 EUCLID AVENUE**

The applicant is requesting the following variance in order to install a/c compressors along the south side of an existing apartment building:

1. A variance to waive 2' – 5" of the minimum required interior side setback requirement of 5' – 0" in order to install eight (8) a/c compressor units 2' – 7" from the south interior side yard.

Granted, subject to conditions.

F:\PLAN\\$zba\AFTERAC\afftfeb02.doc