

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.ci.miami-beach.fl.us



PLANNING DEPARTMENT

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## BOARD OF ADJUSTMENT AFTER ACTION

**FRIDAY, MAY 3, 2002 - 9:00 A.M.**

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

### A. EXTENSION OF TIME

1. FILE NO. 2773      **63rd STREET ASSOCIATES, LTD.  
250 W. 63rd STREET (a/k/a AQUA)  
ALL OF ALLISON ISLAND AND ISLAND LYING IN  
INDIAN CREEK BETWEEN GOVERNMENT LOTS 2-3  
AND GOVERNMENT LOTS 4 THRU 7 SOUTH OF  
63rd ST.; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a one-year extension of time to obtain a building permit for the construction of a luxury residential development on the former Saint Francis Hospital site. Variances were granted on December 1, 2000 and February 2, 2001, and a building permit should have been obtained by February 2, 2002. The extension, if granted, will give the applicant until February 2, 2003 to obtain a building permit.

**GRANTED**

### B. CONTINUED CASES

2. FILE NO. 2860      **EXPORT SPECIALTY SERVICE CORP.  
d/b/a AUTO-BIKE  
1145 – 71<sup>st</sup> STREET  
LOTS 57 THRU 60 LESS N. 25 FT. TO CITY.  
BLOCK 10; OCEAN SIDE SECTION ISLE OF  
NORMANDY SUBDIVISION  
PLAT BOOK 25-60; MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meeting of March 1, 2002.

The applicant is requesting the following variance in order to allow the sale of automobiles and motorcycles to be conducted outdoors and not within a substantially enclosed, permanent building or structure.

**File No. 2860 (con't.)**

1. A variance to waive Section 142-874 which prohibits the sale or exposure of any property outside of a substantially enclosed building.

**DENIED**

3. **FILE NO. 2831      KOMAR INVESTMENTS, INC.  
161 OCEAN DRIVE  
LOTS 1, 2 AND 3; BLOCK 113  
OCEAN BEACH ADDITION NO. 4  
PLAT BOOK 3 – PAGE 151  
MIAMI-DADE COUNTY, FLORIDA**

*This case is continued from the meeting of December 7, 2001.*

The applicant is requesting the following variance in order to convert an existing rooftop maintenance/mechanical equipment room into a hotel unit:

1. A variance to exceed by 7' – 8" the maximum permitted height of 100' in order to convert an existing maintenance room into a rooftop hotel room which results in a new building height of 107' – 8".

**GRANTED**

**C. MODIFICATION WITH ADDED VARIANCES**

4. **FILE NO. 2839      TERRA INTERNATIONAL DEVELOPMENTS, LLC  
5970-5990 INDIAN CREEK DRIVE  
N. 50 FT. OF LOT 21; LOTS 22 THRU 25; BLOCK 2  
AMENDED PLAT OF OCEANFRONT SUBDIVISION  
PB 28 – 28; MIAMI-DADE COUNTY, FLORIDA**

This project received a front tower setback and front and side at-grade parking setback variances at the December 7, 2001 meeting in order to construct a new six (6) story, thirty-three (33) unit multifamily building with fifty (50) parking spaces. The applicant is requesting the following additional variances in order to construct a new six (6) story, thirty (33) unit multifamily building with fifty (50) parking spaces:

1. A variance to exceed by 3' – 6" the maximum permitted height of 60' in order to construct the proposed building with a height of 63' – 6", measured from grade to the top of the highest habitable floor.

**File No. 2839 (con't.)**

2. A variance to waive the required 18" setback from interior drives for columns located within parking garages.

**GRANTED**

**D. NEW CASES**

5. **FILE NO. 2867      JOYCE LOWE  
4400 POST AVENUE  
PORTIONS OF LOTS 21 AND 22; BLOCK 13  
ORCHARD SUBDIVISION NO. 4  
PB 25-30; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a canvas and pipe canopy/awning on the side of an existing single family residence:

1. A variance to waive 10' of the minimum required 15' side setback facing a street in order to install a canvas and pipe canopy 5' from the south property line facing 44<sup>th</sup> Street.

**GRANTED**

6. **FILE NO. 2868      DREW CHANIN  
6095 NORTH BAY ROAD  
LOT 2; BLOCK 2  
LA GORCE GOLF SUBDIVISION  
PLAT BOOK 14-43; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct an open carport on the south side of an existing single family residence:

1. A variance to waive 3.5' of the minimum required side yard setback of 7.5' in order to construct an open carport 4' from the south side property line.

**GRANTED**

7. **FILE NO. 2869      OCEAN WASHINGTON ASSOCIATES LTD.  
a/k/a SCOTT ROBINS COMPANIES  
230 – 5<sup>TH</sup> STREET**

**LOTS 11 AND 12; BLOCK 6  
OCEAN BEACH FLORIDA SUBDIVISION  
PLAT BOOK 2-38; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to install a building identification sign on the second floor of an existing building:

1. A variance to exceed by 32 sq. ft. the maximum permitted size of 22 sq. ft. for a building identification sign in order to install a 54 sq. ft. sign with copy reading "Scott Robins Companies" on the south elevation facing 5<sup>th</sup> Street.

**CONTINUED TO JUNE 7, 2002**

8. **FILE NO. 2870 SEVILLE BEACH HOTEL CORP.  
2901 COLLINS AVENUE**  
All of Block 11, together with alley through said Block 11, extending from the North line of said Block 11 to the Northerly line of Miami Beach Drive; Also, a certain Tract or Parcel of land lying south of and adjacent to Lot 1 of Block 11; all as shown on the plat of the Amended Map of the Ocean Front Property of the Miami Beach Improvement Co., recorded in Plat Book 5 pages 7 and 8 of the public records of Miami-Dade County, Florida. Also, the circular tract between Block 8 and 11, and east of Collins Ave.; Amended Map of the Ocean Front Property of the Miami Beach Company; also PB 5-7 and 8. Miami-Dade County, Florida (The complete legal description and survey of the property is on file in the Planning Dept. of the City for inspection)

The applicant is requesting the following variances in order to construct a one story parking structure in the rear of the property, reconstruct the pool deck and two levels of cabana type hotel suites over the new parking structure, a two story rooftop addition and substantially remodel the existing hotel:

1. A variance to waive 46' of the minimum required 50' rear pedestal setback from the bulkhead line, in order to construct the above improvements 4' from the bulkhead line at the southern end of the property and 14' from the bulkhead line along the northern end of the property.
2. A variance to waive 16.7' of the minimum required north side yard pedestal setback of 18' in order to construct the above improvements 1.3' from the north property line facing 30th Street.

**File No. 2870 (con't.)**

3. A variance to waive 15.4' of the minimum required south side yard pedestal setback of 18' in order to construct the above improvements

2.6' from the south property line.

4. A variance to waive 9.5' of the minimum required front tower setback of 50' in order to construct a two story penthouse addition 40.5' from the front property line facing Collins Avenue.
5. A variance to waive all of the required 10' rear yard setback from the bulkhead line for structures located within the oceanfront overlay zone.
6. A variance to waive 11,983 sq. ft. of the minimum required open space of 17,216 sq. ft. (50%) within the rear 50 feet of oceanfront properties in order to provide 5,233 sq. ft. of open space.
7. A variance to exceed by 5.3' the maximum allowable height for decks within the oceanfront overlay of 2.5' above the height of the dune in order to construct decks 7.2' above the dune.
8. A variance to waive Section 142-802 that does not permit structures within the Oceanfront Overlay area to be used for dwelling purposes in order to construct four hotel units within the rear 50' of the property.

**CONTINUED TO JUNE 7, 2002**

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*In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.*

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