



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

**FRIDAY, NOVEMBER 1, 2002 - 9:00 A.M.**

**A. INTRODUCTION OF NEW OWNERS/TENANTS TO BOARD**

1. **FILE NO. 2301 M-1 DEVELOPMENT CORP.  
d/b/a Arden Savoy Partners, LLC**

A variance was obtained on May 7, 1993 for variances associated with the substantial rehabilitation of an existing apartment/hotel into 61 apartments and 6 hotel rooms with an accessory restaurant. Since that time, the applicant has modified the variances requested to allow the conversion of the project into a 67-unit suites hotel.

As a courtesy to the Board, the new operator(s) of the restaurant shall appear at this hearing to introduce themselves and apprise the Board of its operation, as some conditions of the Modified Order (meeting date June 2, 2000) are specifically related to the restaurant.

***Progress Report due in April, 2003.***

**B. CONTINUED CASES**

2. **FILE NO. 2889 FIRST MERIDIAN PROPERTIES, LLC  
234 MERIDIAN AVENUE**

This case is continued from the meeting of October 4, 2002.

The applicant is requesting the following variances in order to remodel an existing apartment building, construct a partial second story addition to said building and construct a new four story residential addition in the rear of the property:

1. A variance to exceed by 3' the maximum permitted height of 35' in order to construct a new 38' high four story addition.
2. A variance to waive 8' – 4" of the minimum required pedestal rear yard setback of 14' – 0" in order to construct the above addition 5' – 8" from the rear property line.

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**NOVEMBER 1, 2002**

**File No. 2889**

**First Meridian Properties, LLC**

**234 Meridian Avenue**

3. A variance to waive all of the required rear yard setback of 5' for at-grade parking in order to construct five (5) parking spaces adjacent to the rear alley.
4. A variance to waive 1' – 8" of the minimum required parking space depth of 18' in order to construct the above five parking spaces adjacent to the alley with a depth of 16' – 4".
5. A variance to waive 2' – 11" of the minimum required side yard setback of 5' in order to provide the above parking spaces 2' – 1" from the south side yard.

***Approved***

3. **FILE NO. 2900      1600 EUCLID ASSOCIATES, INC.  
1600 EUCLID AVENUE a/k/a THE EVELYN**

This case is continued from the meeting of October 4, 2002.

The applicant is requesting the following variance in order to substantially renovate an existing multifamily building and construct a new third story addition and stairway:

1. A variance to waive 9' -- 10" of the minimum required 15' -- 0" rear setback in order to construct a new stair tower 5' -- 2" from the rear property line.
2. A variance to waive 1' – 3" of the required 7' – 6" side-yard setback in order to construct a third floor addition 6' – 3" from the north side property line.

***Approved***

**C. NEW CASES**

4. **FILE NO. 2904      STUART & DEBRA SMILOW  
4465 SHERIDAN AVENUE**

The applicant is requesting the following variances in order to substantially remodel an existing single-family residence, construct a second story addition over said residence and a new swimming pool:

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1. A variance to waive 2.5' of the minimum required side setback of 7.5' in order to substantially remodel (in excess of 50% of the replacement value) the existing residence and construct a second story 5' from the north side yard.
2. A variance to exceed the maximum permitted lot coverage of 35% for one story single family residences in order to construct a second story with a resulting lot coverage of 42.37%.
3. A variance to exceed by 5' – 7" the maximum permitted height of 25' for a 50' wide lot in order to construct a second story with a height of 30' – 7" from grade.
4. A variance to waive 4' of the minimum required 9' setback from a side property line to the waters edge of a swimming pool in order to construct a new swimming pool in the rear yard with a setback to the waters edge of 5' on both side property lines.
5. A variance to waive 2.5' of the minimum required 7.5' setback from a rear property line to the waters edge of a swimming pool in order to construct a new swimming pool in the rear yard with a setback to the waters edge of 5' along the rear property line.

***Continued to December meeting (if applicant is ready at that time).***

**5. FILE NO. 2905 STEVEN & MARGARETT CHANELES  
4427 NAUTILUS DRIVE**

The applicant is requesting the following variance in order to construct a swimming pool and deck along the Michigan Avenue side of an existing single-family residence.

1. A variance to waive 12' – 6" of the minimum required 20' – 0" front yard setback in order to construct a pool 7' – 6" from the front property line. *(Note: According to Section 142-1131(c) of the City of Miami Beach zoning code, because the property is a through-lot, the required front yard setback shall be provided on Michigan Avenue and Nautilus Drive.)*

***Approved***

**6. FILE NO. 2906 ILANA COHEN d/b/a STARDUST HOTEL  
910 COLLINS AVENUE**

The applicant is requesting the following variance in order to install an air-conditioning compressor along the north side yard.

1. A variance to waive 3' – 6" of the minimum required 5' – 0" side-yard setback in order to locate a new air-conditioning unit 1' – 6" from the north side property line.

***Approved***

**7. FILE NO. 2907 JOSE & ZUNILDA PACHECO  
1436 MICHIGAN AVENUE**

The applicant is requesting the following variance in order to install a standing seam metal roof on a new single-family residence:

1. A variance to permit a standing seam metal roof whereas the City of Miami Beach code only permits pitched roofs to consist of barrel or cement tile on new single-family residences.

***Approved***

**8. FILE NO. 2908 420 LINCOLN ROAD ASSOCIATES, LTD.  
420 LINCOLN ROAD**

It has been determined by Planning Department staff that the sign variance requested for this property is not necessary.

***This case was not heard, as staff has determined that the sign variance request was not needed.***

Note: The Flood Plain Management Board shall convene at the conclusion of the Board of Adjustment meeting.

**CITY OF MIAMI BEACH**

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



PLANNING DEPARTMENT

Telephone 305-673-7550  
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**FLOOD PLAIN MANAGEMENT BOARD**  
**AFTER ACTION**

**FRIDAY, NOVEMBER 1, 2002**

**TO BE HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT**  
**MEETING**

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

**FILE #FP02-03**

**FIRST MERIDIAN PROPERTIES, LLC**  
**234 MERIDIAN AVENUE**  
**LOT 4 AND THE WESTERLY 56 FT. OF LOT 3**  
**BLOCK 77; OCEAN BEACH ADDITION NO. 3**  
**PLAT BOOK 2, PAGE 81**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance in order to substantially remodel an existing multi-family building without having to elevate the building to the minimum flood elevation as required by FEMA.

***Continued to December, 2002***

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