



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, DECEMBER 6, 2002 - 9:00 A.M.

A. PROGRESS REPORTS

1. **FILE NO. 2832 BUBBLES, L.L.C.**
423 – 16th STREET

The applicant will present a progress report regarding the operation of this bar which obtained a variance on December 7, 2001 to sell/serve beer, wine and champagne within 300 feet of a religious institution (The United Methodist Church a/k/a Iglesia Metodista Unida Mision); and also received a modification to that variance on June 7, 2002 in order to include the sale of liquor. The presentation of this report is a condition of the Modified Final Order signed on July 18, 2002. (Note: This Board shall determine whether subsequent progress reports are needed, and if so, shall establish a time frame for future reports.)

PROGRESS REPORT IN ONE YEAR.

2. **FILE NO. 2891 1080 ALTON ROAD, LLC**
1050-1080 ALTON ROAD

The applicant will present a progress report regarding the operation of this restaurant which obtained a variance on September 6, 2002 to sell/serve beer and wine within the proximity of Beis Hamedrash Levi Yitzchok School. The presentation of this report is a condition of the Final Order signed on October 10, 2002. (Note: This Board shall determine whether subsequent progress reports are needed, and if so, shall establish a time frame for future reports.)

PROGRESS REPORT IN APRIL, 2003.

**3. FILE NO. 2892 NORM & DEE, CORP.
1220 NORMANDY DRIVE**

The applicant will present a progress report regarding the operation of this bar which obtained a variance on September 6, 2002 to add liquor service at the existing nonconforming bar, which is located within 300 feet of a religious institution (The Sephardic Congregation of Florida Synagogue). The presentation of this report is a condition of the Final Order signed on October 10, 2002. (Note: This Board shall determine whether subsequent progress reports are needed, and if so, shall establish a time frame for future reports.)

PROGRESS REPORT IN APRIL, 2003.

B. MODIFICATION

**4. FILE NO. 2881 1229 PARTNERS, LLC
1778-1784 WEST AVENUE**

A side setback variance was granted on September 6, 2002 to allow the construction of a new storage warehouse facility. The applicant is requesting a modification to condition #6 of the Final Order which limits the size of the allowable signs for each of the individual warehouses. The applicant is requesting that the Board readdress the size limits imposed on the signs.

DENIED

C. CONTINUED CASES

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

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

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:

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.

continued . . .

File No. 2904
Stuart & Debra Smilow
4465 Sheridan Avenue

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 JANUARY, 2003.

D. NEW CASES

- 6. FILE NO. 2893 OLD DOMINION LIMITED PARTNERSHIP
a/k/a THE WINDSOR OF SOUTH BEACH
836 PENNSYLVANIA AVENUE**

The applicant is requesting the following variances in order to construct a three (3) story seven (7) unit multi-family building with 10 parking spaces:

1. A variance to waive 2 – 6" of the minimum required side setback of 7' – 6" in order to construct the above building with a 5' north side setback.
2. A variance to waive 2 – 3" of the minimum required side setback of 7' – 6" in order to construct the above building with a 5' – 3" south side setback.
3. A variance to waive 10' – 0" of the minimum required width of 22' – 0" for two way drives in order to construct the above building with a 12' – 0" width drive.

continued . . .

File No. 2893

Old Dominion Ltd. Partnership

836 Pennsylvania Avenue

4. A variance to exceed by 2' – 6" the maximum allowable projection of 3' – 6" for balconies located within the required rear yard in order provide balconies which project 6' – 0" on the second and third floors.

APPROVED

7. **FILE NO. 2909 BLAS A. REYES
515 EAST DILIDO DRIVE**

The applicant is requesting the following variance in order to construct a family room/guest quarters addition and a garage addition to an existing single-family residence along the north side yard:

1. A variance to waive 4' – 4" of the minimum required 12' – 0" side yard setback in order to construct a new garage and guest quarters 7' – 8" from the north property line.

APPROVED

8. **FILE NO. 2910 SIMON STRONG
725 WEST DILIDO DRIVE**

The applicant is requesting the following variances in order to construct a new swimming pool within the required front yard and required side-yard facing a street (West Dilido Drive.)

1. A variance to waive 15' – 0" of the minimum required 20' – 0" front yard setback in order to construct a new swimming pool 5' – 0" from the front property line (8th Terrace.)
2. A variance to waive 5' – 0" of the minimum required 10' – 0" side yard setback (facing West Dilido Drive) in order to construct a new swimming pool 5' – 0" from the side property line.

APPROVED

**9. FILE NO. 2911 NORRY LYNCH, TRUSTEE
109 – 1ST SAN MARINO TERRACE**

The applicant is requesting rear and side setback variances in order to construct a swimming pool for an existing single family residence:

1. A variance to waive 3' – 6" of the minimum required 7' – 6" setback from the rear property line to the water's edge of the swimming pool in order to construct a swimming pool with a 4' – 0" setback to the water's edge.
2. A variance to waive 5' – 0" of the minimum required 9' – 0" setback from the side property line to the water's edge of the swimming pool in order to construct a swimming pool with a 4' – 0" setback to the water's edge.

APPROVED

**10. FILE NO. 2913 2001 MERIDIAN LTD.
2001 MERIDIAN AVENUE**

The applicant is requesting the following variance in order to construct a new 6 story, 111 unit multi-family building:

1. A variance to exceed by 5' – 0" the maximum permitted height of 60' – 0" in order to construct the above building on a vacant lot with a height of 65' – 0" to the main roof deck.
2. A variance to section 142-1161(a.)(13) which limits the height of rooftop swimming pools to five feet above the main roofline with a four feet wide surrounding deck to allow a swimming pool which projects seven (7) feet above the main roofline with a 30' deck wide in some areas.

APPROVED

FLOOD PLAIN MANAGEMENT BOARD

AFTER ACTION

FRIDAY, DECEMBER 6, 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**

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

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 THE JANUARY 10, 2003 MEETING.

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