

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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BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, MAY 2, 2003 - 9:00 A.M.

A. PROGRESS REPORT

1. **FILE NO. 2891** **1080 ALTON ROAD, LLC**
1050-1080 ALTON ROAD
LOT 7; BLOCK 84; THIRD COMMERCIAL SUB.
PLAT BOOK 7-160; MIAMI-DADE COUNTY, FLORIDA

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: The Board requested the applicant return in April.)

No more progress reports scheduled. The Board shall retain jurisdiction of this case, should a problem arise.

B. MODIFICATION

2. **FILE NO. 2626** **THE LOFTS AT SOUTH BEACH, INC.**
1403 DADE BLVD.
LOTS 1 AND 2; BLOCK 16
ISLAND VIEW SUBDIVISION; PB 6 – 115
MIAMI-DADE COUNTY, FLORIDA

This project received several setback variances in order to construct a new 72' high mixed use building consisting of 2,400 sq. ft. of retail space, 2,610 sq. ft. of office space, 26 apartments and 44 parking spaces. The applicant is requesting a modification to a condition of approval which required that the project be completed by April 13, 2003. The applicant is requesting that the completion date be extended to October 13, 2003.

The Board granted a four month extension of time, thereby extending the completion date to August 13, 2003.

C. NEW CASES

- 3. FILE NO. 2937 GAVRIEL MAIRONE
619 MERIDIAN AVENUE
LOT 11; BLOCK 58
OCEAN BEACH ADDITION NO. 3 SUBDIVISION
PLAT BOOK 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a three-story addition consisting of a four-car garage on the ground floor and a residential unit on the second and third floors at the rear of an existing two-story apartment building that will also be rehabilitated:

1. A variance to waive 9' – 0" of the minimum required rear yard setback of 14' – 0" in order to construct the above addition 5' – 0" from the rear property line facing the alley.
2. A variance to waive 2' – 6" of the minimum required interior side yard setback of 7' – 6" in order to construct the above addition 5' – 0" from the north and south side yards.

Granted, with conditions.

- 4. FILE NO. 2940 THIERRY COULON
6020 NORTH BAY ROAD
LOT 17 AND THE NORTHEASTERLY 15 FT. OF LOT 18
BLOCK 1; LA GORCE GOLF SUBDIVISION
PLAT BOOK 14-43; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to enlarge the existing two car garage into a three car garage in the front of an existing single family residence.

1. A variance to waive 6' – 8" of the minimum required 20' – 0" front yard setback in order to construct a garage addition 13' – 4" from the front property line facing North Bay Road.

Denied.

- 5. FILE NO. 2941 SAYEH CORPORATION
448 and 458 OCEAN DRIVE
LOTS 2 AND 3; BLOCK 5
OCEAN BEACH FLA. SUBDIVISION
PLAT BOOK 2-38; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to relocate an existing building to another portion of the property and construct a new five (5) story suites hotel with 13 hotel units, approximately 5,000 sq. ft. of retail space and 39 subterranean valet parking spaces.

1. A variance to waive 5' of the minimum required rear pedestal setback for the first floor of 10' in order to construct the new hotel 5' from the rear property line facing the alley.
2. A variance to waive 6' – 6" of the minimum required rear pedestal setback of 11' – 6" for any floor containing residential uses in order to construct the new hotel building with 5' rear setback from the alley for residential floors 2 through 5.

Granted, with conditions.

- 6. FILE NO. 2942 MR. & MRS. RICHARD ALTER
1818 W. 23RD STREET
LOT 8; BLOCK 3H; SUNSET ISLANDS, ISLAND NO. 3
PLAT BOOK 40-8; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following after-the-fact variance in order to retain a swimming pool for a new single-family residence that was not constructed according to the approval plans:

1. A variance to waive 1' – 1" of the minimum required 7' – 6" rear yard setback in order to retain a non-conforming swimming pool 6' – 5" from the rear property line to the water's edge.

Granted, with conditions.

**7. FILE NO. 2943 ROYAL WORLD METROPOLITAN, INC.
a/k/a TERRA – A LOFT CONDOMINIUM
6000 COLLINS AVENUE**

Lots 6 thru 13, inclusive and Lots 15 thru 21, inclusive; Lyle G. Hall Sub. PB 40-5, TOGETHER WITH: Lot 17 of Resub. Of Lots 18 to 26 inclusive, Blk. 1; Lots 14 to 30 inclusive, Blk. 2; Lots 13 to 22 inclusive, Blk. 3 of the Amended Plat of Resub. Of Lots 20 and 21, Blks. 1 and 2, Miami Beach Bayshore Co's. 2nd Oceanfront Sub. And Lots 18 and 29, Blks. 1 and 2 of the Resub. of part of Lot 21, Blk. 6; Lots 17, 18 and 19, Blks. 1 and 2; and part of Lot 21, Blk. 2; Miami Beach Bayshore Co.'s 2nd Oceanfront Sub. PB 28-16; TOGETHER WITH: Tract 2 of The Bath Club Property; PB 40-14; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to construct a six story, 60 feet high multi-family building containing 117 units.

1. A variance to waive 10' – 0" of the minimum required 30' – 0" front yard setback in order to construct a multi-family building 20' – 0" from the east (Collins Avenue) and west (Indian Creek Drive) property lines.
2. A variance to waive **all** of the minimum required north side yard setback of 29' – 0" in order to construct a driveway adjacent to the property line.

Granted, with conditions.

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

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FLOOD PLAIN MANAGEMENT BOARD **AFTER ACTION**

FRIDAY, MAY 2, 2003

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 NO. FP03-02

BETA EPSILON CADILLAC, LLC
d/b/a THE CADILLAC HOTEL
3925 COLLINS AVENUE

Lots 1 thru 8 inclusive and the 16' alley bounded on the west by the easterly lines of Lots 5 thru 8; bounded on the east by the westerly lines of Lots 1 thru 4; bounded on the north by the southerly line of 40th St., and bounded on the south by the northerly line of 39th St.; Block 31; amended plat of Oceanfront Property of Miami Beach Imp. Co. Sub.; Plat Book 5-7 and 8
Miami-Dade County, Florida

The applicant is requesting a variance from the minimum required flood elevation in order to not have to raise the elevation of the first floor and therefore retain the existing terrazzo floor and to not be required to install temporary removable flood barriers, which are used in the event of a storm, along the exterior of the building.

CONTINUED TO THE JUNE 6, 2003 MEETING.