



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, SEPTEMBER 12, 2003 - 9:00 A.M.

A. PROGRESS REPORTS

1. **FILE NO. 2301** **ARDEN SAVOY PARTNERS, LLC**
 formerly M-1 DEVELOPMENT CORP.
 425 and 455 OCEAN DRIVE
 LOTS 3,4,5 & 6; BLOCK 116
 OCEAN BEACH ADDITION NO. 4; PB 3/115&151
 MIAMI-DADE COUNTY, FLORIDA

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.

At this time, the applicant shall present a progress report in order to address the issue of noise complaints, and other concerns which impact the neighboring properties in this area.

Progress Report in six months, unless there is a code violation or a valid complaint, as determined by Code Compliance.

2. **FILE NO. 2881** **1229 PARTNERS, LLC**
 1778-1784 WEST AVENUE
 LOT 5; BLOCK 16-A
 ISLAND VIEW SUBDIVISION
 PLAT BOOK 6-115; MIAMI-DADE COUNTY, FLORIDA

The applicant received a variance on September 6, 2002 in order to construct a new storage warehouse. A progress report is due at this time as per condition #8 of the Order, which states, "The applicant shall present annual progress reports to the Board".

Progress Report due one month after the issuance of a Certificate of Occupancy.

3. **FILE NO. 2953** **SEVEN HUNDRED REALTY CORP.
700-714 LINCOLN ROAD/1630-1640 EUCLID AVENUE
LOTS 1 and 2; BLOCK 50
ALTON BEACH REALTY CO. 2ND COMMERCIAL SUB.
PLAT BOOK 6-33; MIAMI-DADE COUNTY, FLORIDA**

The applicant received a variance on July 25, 2003 to construct a one-story addition at the rear of the property within the required setback. The Board has requested that this applicant present progress reports on a monthly basis until they are ready to proceed with their project. Of particular concern is the existing sidewalk café and the approved number of tables that occupy the outside property, and also the dishwashing and table busing equipment, which the Board requested be removed from the outside area prior to application for a building permit.

Monthly progress reports shall continue. The next report is due on October 3, 2003. Code Compliance has been directed to issue violations for any conditions not up to code, including a cracked window and busing stations and stacked chairs outdoors.

B. INTRODUCTION OF NEW TENANT

4. **FILE NO. 2293** **ROBERTO'S FINE FOODS, INC. (a/k/a Roberto's Deli)
formerly MARSTEV, INC.
1430 WASHINGTON AVENUE
NORTHERLY 30 FT. OF BLOCK 20
LESS THE WEST 243.5 FT.
OCEAN BEACH ADDITION NO. 3; PB 2/81
MIAMI-DADE COUNTY, FLORIDA**

The new tenant at this establishment shall introduce himself to the Board and present a performance report regarding the operation of the establishment, which obtained a variance on February 8, 1993 in order to sell/serve alcoholic beverages within the proximity of Feinberg-Fisher Elementary School.

Progress Report in six months.

C. EXTENSION OF TIME

5. **FILE NO. 2884** **SIX TWENTY PARTNERS, LTD.
620 OCEAN DRIVE
LOT 6; BLOCK 11; OCEAN BEACH ADDITION NO. 1
PLAT BOOK 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a one year extension of time to obtain a building permit to construct a new five (5) unit apartment building with commercial uses on the entire ground floor. The applicant is also requesting a one year extension of time to complete the project. The variances were granted on August 2, 2002. A condition of approval was that a building permit should have been obtained by August 2, 2003 and the project completed by August 2, 2004. The extension, if granted, will give the applicant until August 2, 2004 to obtain a building permit and until August 2, 2005 to complete the project.

Granted.

D. CONTINUED CASES

6. **FILE NO. 2949** **ELVERA CHARITABLE REMAINDER TRUST
THEODORE CRANDALL, TRUSTEE
401 JEFFERSON AVENUE
THE WESTERLY 45 FT. OF LOTS 7 AND 8; BLOCK 75
OCEAN BEACH FL. ADDITION NO. 3
PB 2-81; MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meeting of July 25, 2003.

The applicant is requesting the following variances in order to construct a four story, six (6) unit multifamily building with ground floor commercial on a vacant parcel of land:

1. A variance to waive 1,500 sq. ft. of the minimum required lot area of 6,000 sq. ft. in order to permit development on a 4,500 sq. ft. lot.

2. A variance to waive 5' – 0" of the minimum required lot width of 50' – 0" in order to permit development on a lot 45' – 0" in width.

Continued to October 3, 2003.

7. **FILE NO. 2958** **LENNY KRAVITZ, TRUSTEE
7936 BISCAYNE POINT CIRCLE
LOT 5; BLOCK 1; BISCAYNE POINT**

**PLAT BOOK 14 – PAGE 35
MIAMI-DADE COUNTY, FLORIDA**

Withdrawn before meeting.

E. NEW CASES

8. FILE NO. 2954 BONI REAL ESTATE, LLC (d/b/a Teasers)
524 OCEAN DRIVE
A PORTION OF LOT 3; BLOCK 2
FRIEDMAN & COPE SUB.; PLAT BOOK 4-83
MIAMI-DADE COUNTY, FLORIDA

Case not heard at this time. Notification requirements shall be met when this case is ready to proceed.

9. FILE NO. 2956 MURANO TWO, LTD. & MURANO THREE, LTD.
d/b/a MURANO GRANDE AT PORTOFINO and ICON
400-450 ALTON ROAD
LOTS 30-41 AND A PORTION OF LOT 42; BLOCK 111
OCEAN BEACH ADDITION NO. 3; PLAT BOOK 2-81
MIAMI-DADE COUNTY, FLORIDA
(Detailed legal description on file in the CMB Planning Dept.)

Case not heard at this time. Notification requirements shall be met when this case is ready to proceed.

10. FILE NO. 2961 HOTELERAMA ASSOCIATES, LTD.
d/b/a Fontainebleau
4441 COLLINS AVENUE
LOTS A, 1, 2 & SOUTH 1/2 OF LOT 3
INDIAN BEACH CORP. AMENDED PLAT; PB 8/61
PORTIONS OF LOTS 5 & 8 AND THE
SOUTH 1/2 OF J.M. SNOWDEN TRACT; PB 5/7&8
MIAMI-DADE COUNTY, FLORIDA

Case not heard at this time. Notification requirements shall be met when this case is ready to proceed.

11. FILE NO. 2962 OSCAR A. GARCIA
921 W. 46TH STREET
LOT 1 AND THE WEST 1/2 OF LOT 2; BLOCK 14

**NAUTILUS ADDITION; PLAT BOOK 8-130
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a two story addition to an existing single family residence:

1. A variance to waive 10 feet of the minimum required rear yard setback of 20 feet in order to construct the above addition 10 feet from the rear property line.
2. A variance to waive 4 feet of the minimum required 15 feet side setback facing a street in order to construct the above addition 11 feet from the west side yard facing Michigan Avenue.

Denied.

12. **FILE NO. 2963 SETAI OWNERS LLC
2009 COLLINS AVENUE
LOT 2 AND RIPARIAN RTS LOTS 4 AND 6 AND
LOTS 7 TO 10; BLOCK A
MIAMI BEACH IMPROVEMENT CO. SUB.; PB 5-7
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to allow construction of a pool deck, swimming pools, daybeds, pool and air conditioning equipment storage areas, stairs, handicap ramp and wood deck, an existing multi-family apartment / hotel building, currently under construction: a

1. A variance to waive 4'-2" of the minimum required 7'-6" side yard setback in order to construct two accessory structures (day beds) 3'-4" from the north interior property line.
2. A variance to waive 8'-0" of the minimum required 15'-0" side yard setback facing the street in order to construct three swimming pools 13'-6" from the south property line and a pool deck at 7'-0" from the south property line facing 20th Street.
3. A variance to waive 9'-7" of the minimum required 15'-0" side yard setback facing the street in order to construct two accessory structures at 5'-5" from the south property line.
4. A variance to waive all of the minimum required 10'-0" side yard setback facing the street in order to place swimming pool and air conditioning mechanical equipment along the south property line facing

20th street.

5. A variance to waive 11'-8" of the minimum required 15'-0" side yard setback in order to construct one accessory building (day bed) at 3'-4" from the north property line and swimming pool equipment at 7'-6" from the north interior property line.

6. A variance to waive 8'-0" of the minimum required 15'-0" side yard setback in order to construct a swimming pool 13'-6" from the south property line and a pool deck at 7'-0" from the south property line facing 20th Street.

7. A variance to exceed by 26% the maximum permitted lot coverage of 50% in the Oceanfront Overlay District in order to cover 76% of the rear setback with a swimming pool, pool deck, stairs and a handicap ramp.

8. A variance to waive all the minimum required 10'-0" rear yard setback from the bulkhead line in order to construct a wood deck up to the bulkhead line in the Oceanfront Overlay District.

Request Nos. 1 thru 5 were Granted. Request Nos. 7 and 8 were continued to the October 3, 2003 meeting.

13. FILE NO. 2964 PAULA MUNCK AND ALLAN WARD
 115 – 3RD SAN MARINO TERRACE
 LOT 3 AND E. 10 FT. OF LOT 4; BLOCK 8
 SAN MARINO ISLAND; PLAT BOOK 9-22
 MIAMI-DADE COUNTY, FLORIDA

This case was not be heard. Staff determined that this applicant does not need a variance; therefore, the file was WITHDRAWN prior to the meeting.