



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

**FRIDAY, MARCH 4, 2005 – 9:00 A.M.**

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

### **A. PROGRESS REPORT**

1. **FILE NO. 2877      A LA FOLIE**  
**516 ESPANOLA WAY**

The applicant will present a progress report regarding the operation of this restaurant which obtained a variance on July 2, 2002 to sell/serve beer and wine within 300 feet of an educational facility (Fisher-Feinberg Elementary School). (Note: The Board shall determine whether subsequent progress reports are needed, and if so, shall establish a time frame for future reports.)

**NO MORE PROGRESS REPORTS – UNLESS THERE IS A VIOLATION.**

### **B. EXTENSION OF TIME**

2. **FILE NO. 3009      KEN FIELDS**  
**a/k/a THE ANKARA (formerly The Creek Hotel)**  
**2360 COLLINS AVENUE**

The applicant is requesting a modification to a condition of approval for a variance associated with the conversion of an existing hotel to condominium units, townhouses and a new restaurant, including a new eight (8) story building addition to the existing historic structure. Condition No. 3 of the May 7, 2004 Order requires that a building permit be obtained by May 7, 2005 and completion of the project by May 7, 2006. The applicant is requesting an extension of time to obtain a building permit by May 7, 2006 and to complete the project by May 7, 2008.

**APPROVED.**

**C. CONTINUED CASES**

**3. FILE NO. 3066      JOSEPH BLOUNT  
   2535 LAKE AVENUE, SUNSET ISLAND NO. 2**

This case is continued from the meetings of December 3, 2004 and February 4, 2005.

The applicant is requesting the following variances in order to permit the construction of a one (1) story addition on the south interior side of the property and a two (2) story addition on the north interior side of the property following the existing nonconforming building line.

1. A variance to waive 10' - 0" of the required sum of the side yards of 37' - 6" in order to build a one (1) story addition at 20' - 5 1/4" from the interior south side property line while retaining the existing nonconforming north side setback of 7' - 0 3/4", providing a total sum of the side yards of 27' - 6".
2. A variance to waive 7' - 11 1/4" of the minimum required 15' - 0" interior side yard setback in order to construct a two (2) story addition at 7' - 0 3/4" from the north interior property line, following a nonconforming building line.

**APPROVED.**

**4. FILE NO. 3076      300 MERIDIAN CORP.  
   300 MERIDIAN AVENUE**

This case is continued from the meeting of February 4, 2005.

The applicant is requesting the following variance in order to construct an enclosure to house four (4) parking spaces at the rear of the property:

1. A variance to waive 9' - 0" of the minimum required rear pedestal setback of 14' - 0" on order to provide an enclosure for four (4) parking spaces at 5' - 0" from the rear (west) property line.

**APPROVED.**

**D. NEW CASES**

- 5. FILE NO. 3085 SOUTH BEACH RESORT DEVELOPMENT LLC  
a/k/a REGENT  
1458 OCEAN DRIVE**

The applicant is requesting the following variance in order to permit the placement of a building identification sign with copy reading 'Regent' on the north elevation facing a private property:

1. A variance to permit the relocation of the permitted building identification sign with copy reading 'Regent' facing Ocean Drive to be placed on the north elevation facing a private property.

**APPROVED.**

- 6. FILE NO. 3087 COLLINS AVENUE ASSOCIATES  
a/k/a THE BATH CLUB  
5937 COLLINS AVENUE**

The applicant is requesting the following variances in order to permit the placement of a flat sign with copy reading 'The Bath Club' including logo, on the front façade of a multi-story residential building facing Collins Avenue:

1. A variance to exceed by thirty-three (33) square feet the maximum permitted flat sign area of thirty (30) square feet in order to permit an area of sixty-three (63) square feet for a flat sign with copy reading 'The Bath Club' including logo to be placed on the front façade of a multi-story building facing Collins Avenue.
2. A variance to permit a flat sign with copy reading 'The Bath Club' including logo, to be located above the ground floor of a multi-story high-rise building facing Collins Avenue.

**APPROVED.**

7.     **FILE NO. 3088     TOROLUPA, INC.**  
          **525 LINCOLN ROAD**  
          **(actual location is upstairs at 582 Lincoln Lane)**

The applicant is requesting the following variance in order to waive the minimum distance separation between a place of worship and a facility selling or offering alcoholic beverages for consumption:

1.     A variance to waive 114' of the minimum distance separation of 300' between a place of worship and a lounge offering alcoholic beverages for consumption in order to permit a distance separation of 186' feet between the two (2) uses.

**APPROVED.**

**E.     NEXT MEETING DATE**

April 1, 2005

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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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