



BOARD OF ADJUSTMENT **AFTER ACTION**

FRIDAY, APRIL 1, 2005 – 9:00 A.M.

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

A. EXTENSIONS OF TIME

1. **FILE NO. 2961** **HOTELERAMA ASSOCIATES, LTD.**
d/b/a Fontainebleau Hotel
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

The applicant is requesting a modification to a condition of approval for a variance associated with the construction of an addition to an existing hotel. Condition No. 4 of the November 7, 2003 Order requires that a building permit be obtained by May 7, 2005 and completion of the project by May 7, 2007. The extension, if granted, will give the applicant until November 7, 2005 to obtain a building permit and until November 7, 2007 to complete the project.

APPROVED.

2. **FILE NO. 2988** **BSG DEVELOPMENT CORPORATION a/k/a CABANA**
6261 COLLINS AVENUE
LOTS 21-L AND 21-J; BLOCK 1
AMENDED PLAT OF SECOND OCEANFRONT SUB.
(MIAMI BEACH BAYSHORE COMPANY)
PLAT BOOK 28-28; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a modification to a condition of approval for a variance associated with the retention of portions of an existing non-conforming historic hotel and the construction of a penthouse addition and rear addition. Condition No. 4 of the February 6, 2004 Order requires that a building permit be obtained by February 6, 2005 and completion of the project by February 6, 2006. The extension, if granted, will give the

applicant until February 6, 2006 to obtain a building permit and until February 6, 2007 to complete the project.

APPROVED.

- 3. FILE NO. 2989 BSG DEVELOPMENT CORPORATION
a/k/a TERRA II BEACHSIDE VILLAS
6064 COLLINS AVENUE and 6000 COLLINS AVENUE
6064 COLLINS AVE.: LOTS 2,3,4 AND 5
6000 COLLINS AVE.; LOTS 6 THROUGH 13,
INCLUSIVE; AND LOTS 15 THROUGH 21, INCLUSIVE.
LYLE G. HALL SUB.; PLAT BOOK 40-5
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a modification to a condition of approval for a variance associated with the construction of an additional 32 unit addition to the north of the previously approved 117 unit Terra project. Condition No. 3 of the February 6, 2004 Order requires that a building permit be obtained by February 6, 2005 and completion of the project by February 6, 2006. The applicant is requesting an extension of time to obtain a building permit by February 6, 2006 and to complete the project by February 6, 2007.

APPROVED.

B. NEW CASES

- 4. FILE NO. 3090 1831 JAMES L.L.C. (d/b/a Mirabel)
1831 JAMES AVENUE
LOTS 10, 11, 12 and NORTH ½ OF LOT 13 and
WEST 25 FT. OF LOT 4; BLOCK 2
FISHER'S FIRST ADDITION OF ALTON BEACH
PLAT BOOK 2-77; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct one story rooftop additions following the nonconforming setbacks on three (3) existing buildings.

1. A variance to waive a range of the minimum required rear pedestal setback in order to retain the rear (east) building line of three (3) existing (two historic, 1817 and 1835 James Avenue and one contributing, 1831 James Avenue) buildings and the south building line at 1831 James Avenue in order to build a one story addition at their existing rooftops:

- A. A variance to waive 12' - 6" of the minimum required rear pedestal setback of 17' - 6" in order to retain the rear (east) building line of an existing building (1817 James Avenue) at 5' - 0" and to build a one story rooftop addition following the existing building lines.
 - B. A variance to waive 15' - 0" of the minimum required rear (east) pedestal setback of 20' - 0" in order to retain the rear (east) building line of two (2) existing (1835 James Avenue and 1831 James Avenue) buildings at 5' - 0" and to build a one story addition to each of these buildings following the existing building lines.
 - C. A variance to waive 15' - 0" of the minimum required rear (south) pedestal setback of 20' - 0" in order to retain the south building line of an existing building (1831 James Avenue) at 5' - 0" and to build a one story rooftop addition following the existing building line.
2. A variance to waive 9' - 0" of the required 14' - 0" interior side yard pedestal setback in order to retain the north building line of an existing building (1835 James Avenue) at 5' - 0" and to build a one story rooftop addition following the existing building lines and extending an existing third level.

DENIED WITHOUT PREJUDICE.

5. **FILE NO. 3091 GREGG COVIN d/b/a ANGLERS HOTEL
634-642 WASHINGTON AVENUE
LOTS 3,4,5; BLOCK 47
OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to remodel an existing hotel, construct five (5) story and two (2) story hotel additions, and construct an accessory swimming pool, a jacuzzi, decks and walkways:

- 1. A variance to waive 13' - 3" of the minimum required rear yard pedestal setback of 14' - 0" in order to construct a two story and five story hotel addition 9 inches from the rear property line.
- 2. A variance to waive 7' of the minimum required south side yard setback of 12' in order to construct a 5 story hotel addition 5' from the south side yard.
- 3. A variance to waive 7' of the minimum required north side yard setback of 12' in order to construct a 2 story hotel addition 5' from the

north side yard.

4. A variance to waive 14' of the minimum required 24' sum of the side yards in order to construct the above additions with a sum of the side yards of 10'.
5. A variance to waive all of the 7' - 6" side yard setbacks for decks in order to construct an elevated deck and stair along the south side yard.
6. A variance to waive all of the 7' - 6" side yard setbacks for decks in order to construct an elevated deck and stair along the north side yard.
7. A variance in order to allow a jacuzzi in the front yard of the proposed hotel located approximately 8' from the front property line facing Washington Avenue.
8. A variance to waive one (1) offstreet loading space required for the operation of the 49 hotel rooms.

APPROVED.

6. **FILE NO. 3092 FEDERATED DEPARTMENT STORES, INC.
a/k/a MACY'S SUNSHINE FASHIONS
1675 MERIDIAN AVENUE
N. 12.5 FT. OF LOT 4 and ALL OF LOTS 5,6,7, and 8
and THAT PORTION OF A STRIP OF LAND 30 FT.
WIDE EAST OF SAME (KNOWN AS THE "BRIDLE
PATH"). BLOCK 35
GOLF COURSE SUB. OF ALTON BEACH
PLAT BOOK 6-26; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to exceed the maximum permitted building identification and business signs, including the relocation of a business signs, all with copy reading 'Macys':

Variance applicable to Meridian Court (East Façade):

1. A variance to exceed by 67 square feet of the maximum permitted 100 square feet building identification sign in order to permit a building identification sign of 167 square feet on the east parapet facing Meridian Court.

Variance applicable to 17th Street: (North Façade):

2. A variance to exceed by 47 square feet of the maximum permitted 120 square feet building identification sign in order to permit a building

identification sign of 167 square feet on the north parapet facing 17th Street.

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Variations applicable to Meridian Avenue (West Façade):

3. A variance to permit the relocation of a business sign from 17th Street to Meridian Avenue, to be mounted on an architectural projection of the building not parallel to the street and located above the ground floor on the west side of the building facing Meridian Avenue.
4. A variance to waive 36 square feet from the maximum permitted size for a business sign of 30 square feet in order to allow a 66 square feet business sign to be mounted on an architectural projection of the building not parallel to the street and located above the ground floor on the west side of the building facing Meridian Avenue.
5. A variance to waive 27 square feet from the maximum permitted size of a projecting business sign of 15 square feet in order to permit a projecting sign of 42 square feet on the west side of the building, facing Meridian Avenue.

APPROVED.

7. **FILE NO. 3094 EDUARDO DARER a/k/a NINE45 JEFFERSON
945 JEFFERSON AVENUE
LOT 14; BLOCK 70; OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following required yard setback variances, an interior drive isle minimum width variance and a variance to exceed the allowable projection for decks in the front yard, in order to construct a (7) unit (4) four story multifamily building:

1. A variance to waive 3' – 10" of the minimum required 20' – 0" front yard pedestal setback in order to construct and project a living space 16' - 2" from the front property line facing Jefferson Avenue.
2. A variance to waive 3' – 10" of the minimum required 14' – 0" rear yard pedestal setback in order to construct and project a living space 10' - 2" from the rear property line facing the alley.
3. A variance to waive 1' – 11" of the minimum required 7' – 6" side yard pedestal setback in order to construct the building 5' – 7" from the north side property line.

4. A variance to waive 4' – 0" of the minimum required 22'-0" interior drive aisles width to allow for an 18' – 0" aisle servicing 10 spaces.

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5. A variance to exceed the maximum allowable projection of 5' – 0" into the required front yard setback by 9' – 10" to permit a deck encroachment setback 5' – 2" from the front property line facing Jefferson Avenue.
6. A variance to waive 4' – 7" of the minimum required 5' – 0" rear yard at grade parking setback in order to permit one (1) parking space 1' – 5" from the rear property line facing the alley.

APPROVED.

8. **FILE NO. 3095 SEVEN HUNDRED REALTY CORP.
700-714 LINCOLN ROAD/1630-1646 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 is requesting the following variance in order to construct an addition to an existing commercial building:

1. A variance to waive all of the minimum required rear yard setback of 5' in order to construct an addition at the rear of an existing commercial building.

CONTINUED TO MAY 6, 2005.

C. NEXT MEETING DATE

May 6, 2005

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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