



BOARD OF ADJUSTMENT **AFTER ACTION**

FRIDAY, JUNE 3, 2005 – 9:00 A.M.

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

A. INTRODUCTION OF NEW TENANT

1. **FILE NO. 2684 CLAY HOTEL PARTNERSHIP, LTD.**
a/k/a TANGERINE 1436
506 ESPANOLA WAY (a/k/a 1436 Drexel Avenue)

A variance was obtained on January 8, 1999 to sell/serve alcoholic beverages at the above location (506 Espanola Way), as the applicant is within 300 feet of Fisher-Feinberg Elementary School. In accordance with the Order, signed and dated on April 20, 1999, condition no. 6 states:

The property owner shall be responsible for compliance with all of the conditions of this variance. The current operator and any subsequent operators of the business shall be specifically apprised of all conditions. Subsequent operators shall be required to appear before the Board to affirm their understanding of the conditions listed, herein.

Therefore, the new tenants of this establishment shall introduce themselves to the Board at this time. Note: Future reports shall be at the Board's discretion.

CONTINUED TO JULY 1, 2005.

B. MODIFICATION / EXTENSION OF TIME

2. **FILE NO. 2548 SOUTH CARILLON JOINT VENTURE, LLC**
formerly TRANSNATIONAL PROPERTIES, INC.
6801 COLLINS AVENUE (a/k/a The Carillon Hotel)
NORTH 25 FT. OF LOT 48 AND ALL OF LOTS 49
THRU 53; BLOCK 1; AMENDED PLAT OF 2ND
OCEANFRONT SUB.; PB 28/28
LOTS 1 TO 6; BLOCK B; ATLANTIC HEIGHTS SUB.
PB 9/14; MIAMI-DADE COUNTY, FLORIDA

File No. 2548
South Carillon Joint Venture, LLC
6801 Collins Avenue

The applicant is requesting a modification to a condition of approval for variances associated with the renovation of the existing Carillon Hotel and the construction of a 143 unit, 22-story condominium tower and a 327 unit, 35-story condominium tower. Modifications 1 through 4 of the November 7, 2003 Modification Order requires that the Carillon Hotel renovation be completed by July 1, 2005, the south building be completed by October 1, 2006 and the north building be completed by December 1, 2008. The applicant is requesting to extend the completion date of the Carillon Hotel to October 15, 2006, the south building to October 15, 2006 and the north building to December 1, 2008.

APPROVED.

3. FILE NO. 3013 HSDC, LLC
304 OCEAN DRIVE

The applicant is requesting a modification to a condition of approval for a variance associated with the construction of a one-story roof top addition over the two-story portion of the existing multi-family building, including a new stairway within the required rear yard. Condition number three (3) of the May 7, 2004 Final Order requires that a building permit be issued by May 7, 2005 and for the project to be completed by May 7, 2006. The applicant is requesting to extend the time to obtain a building permit to May 7, 2006 and the completion date to May 7, 2007.

CONTINUED TO JULY 1, 2005.

C. CONTINUED CASE

4. FILE NO. 3100 EXCLUSIVACATIONS AT MIAMI BEACH LLC
6525 COLLINS AVENUE

This case is continued from the meeting of May 6, 2005.

The applicant is requesting the following variances in order to permit the renovation of an existing three (3) story historic hotel and a new nine (9) story addition with a total of 60 hotel units:

1. A variance to waive 2' – 6" of the minimum required 7' – 6" south interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the south property line.

File No. 3100:
Exclusivacations at Miami Beach LLC, 6525 Collins Avenue

2. A variance to waive 2' – 6" of the minimum required 7' – 6" north interior pedestal setback in order to permit an addition to follow the existing setback of a historic building 5' – 0" from the north property line.
3. (a) A variance to permit the relocation of a permissible business flat sign from the ground floor level facing the Atlantic Ocean (east) to be placed on the building parapet wall of the new tower facing Collins Avenue (west).

(b) A variance to exceed by 33.30 square feet from the maximum permitted 10 square feet flat business sign allowed at ground level facing the Atlantic Ocean to be 43.30 square feet.

CONTINUED TO AUGUST, 2005.

D. NEW CASES

5. FILE NO. 3103 **CARIBBEAN GROUP OWNERS, LLC
d/b/a CARIBBEAN HOTEL
3737 COLLINS AVENUE**

The applicant is requesting the following variances in order to permit the renovation of an existing historic building and the construction of a new nineteen (19) story residential building with 105 units and 158 parking spaces:

1. A variance to waive 27' – 9" of the minimum required 50' – 0" rear subterranean yard in order to permit the construction of underground parking 22' – 3" from the bulkhead line.
2. A variance to waive 6' – 11" of the minimum required 20' – 0" surface parking front yard setback in order to permit the construction of a driveway 13' - 1 " from the front property line facing Collins Avenue.
3. A variance to waive 6' – 0" of the minimum required 32' – 0 sum of the pedestal side yard setback facing a street in order to permit the construction of a new building with a 26' – 0" sum of the side yard pedestal setback.
4. A variance to waive 6' – 0" of the minimum required 32' – 0 sum of the tower side yard setback facing a street in order to permit the

construction of a new building with a 26' – 0" sum of the side yard tower setback.

File #3103 (continued)

5. A variance to exceed by 13' – 0" of the maximum permitted 3' – 0" walkway within a required yard in order to permit a 16' – 0" walkway width facing Collins Avenue.
6. ~~((WITHDRAWN BY APPLICANT)) A variance to waive 22' of the minimum required 22' interior driveway width for 90 (ninety) degree parking to allow for the placement of 50 automobiles on mechanical lift stations.~~
7. A variance to waive all of the minimum required 10' – 0" rear Oceanfront Overlay setback in order to permit the construction of a swimming pool and pool deck with no setback from the bulkhead line.

APPROVED WITH CONDITIONS.

6. **FILE NO. 3098** **MURANO LTD.**
 a/k/a MURANO at PORTOFINO
 1000 SOUTH POINTE DRIVE

The applicant is requesting the following after-the-fact variances in order to retain and legalize a monument sign with copy 'Murano at Portofino' and 'La Piaggia':

1. An after-the-fact variance to waive 9' – 0" of the minimum required 10' – 0" front yard setback in order to retain a monument sign built 1' – 0" from the front property line facing South Pointe Drive.
2. An after-the-fact variance to retain a sign that exceed by 5.8 SF of the maximum permitted 15 SF monument sign area in order to permit the retention of a 20.8 SF sign with copy 'Murano at Portofino La Piaggia'.

CONTINUED TO JULY 1, 2005.

7. **FILE NO. 3101** **BRIAN SCHEINBLUM**
 210 N. COCONUT LANE
 LOT 34; BLOCK 2B
 RIVIERA 1ST and 2ND ADDITION AMENDED
 PLAT BOOK 32-37; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to permit the

construction of a two (2) story addition to an existing single family residence:

File #3101 (continued)

1. (A) A variance to waive 2' – 6" of the minimum required 7' – 6" interior side setback in order to permit the placement of two (2) air conditioning units on the balcony of a second floor 5' – 0" from the east interior property line.

(B) A variance to waive 2' – 6" of the minimum required 7' – 6" interior side setback in order to permit a two (2) story ground floor addition setback 5' – 0" from the east interior property line.
2. A variance to exceed by 4.3% of the maximum permitted 35% lot coverage for a two (2) story single family residence in order to permit a two (2) story ground floor addition with a lot coverage of 39.3%.

APPROVED WITH CONDITIONS.

**8. FILE NO. 3107 PETER and NANCY LASH
123 W. DILIDO DRIVE**

The applicant is requesting the following variances in order to permit the construction of a new swimming pool and coping within the required east interior yard of an existing single family residence:

1. A) A variance to waive 5' – 0" of the minimum required 7' – 6" interior side yard setback for pool deck surfaces in order to permit the installation of a pool coping 2' – 6" from the east interior property line.

B) A variance to waive 5' – 0" of the minimum required 9' – 0" interior side yard setback for a swimming pool in order to permit the construction of a pool 4' – 0" from the east interior property line.

APPROVED WITH CONDITIONS.

**9. FILE NO. 3108 DAVID CARLSON
5120 LAKEVIEW DRIVE
LOTS 6 and 7; BLOCK 23
LAKEVIEW SUBDIVISION
PLAT BOOK 14-42; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances to permit the construction

of a new driveway and walkway within the front required yard of an existing historic residence facing 51st Terrace:

File #3108 (continued)

1. A) A variance to waive 3' – 6" of the minimum required 5' – 0" front yard setback in order to permit the construction of a new driveway set back 1' - 6" from the front property line facing 51st Terrace.

B) A variance to exceed by 2' – 8" from the maximum permitted 3' – 0" walkway width within a required yard in order to permit a walkway width of 5' – 8" within the front yard facing 51st Terrace.
2. A variance to waive 3' – 6" of the minimum required 5' – 0" front yard setback in order to permit the construction of a new driveway set back 1' - 6" from the front property line facing 51st Terrace.

APPROVED WITH CONDITIONS.

E. NEXT MEETING DATE

July 1, 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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