



BOARD OF ADJUSTMENT

AFTER ACTION

FRIDAY, MARCH 3, 2006

A. NEW CASE

1. **FILE NO. 3178** **MBEACH1, LLLP (as MBEACH1, LLLP, LTD.)
1111 LINCOLN RD., 1665 ALTON RD.,
1666 LENOX AVE.
LOTS 1,2,3,4,5 and 6; BLOCK 39
COMMERCIAL SUB.; PLAT BOOK 6-5
LOTS 7 and 8; BLOCK 39; PALM VIEW SUB.;
PB 6-29. LOTS 19 and 20; BLOCK 39;
COMMERCIAL SUB. FIRST ADDITION
PB 6-30; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances, in order to permit the renovation and alteration of the existing building at 1111 Lincoln Road, including the addition of a roof-top restaurant and additional office space and ground level retail, as well as the construction of a new 2-story mixed-use building and a new 7-story mixed-use parking structure at the southwest corner of the site.

1. A variance to exceed by 49' – 11" from the maximum permitted 75' – 0" building height in order to permit the construction of a new 7-story mixed-use parking structure with a building height of 124' – 11" as measure from grade.
2. A variance to exceed by 49' – 11" from the maximum permitted 75' – 0" building height in order to permit the construction of a new concrete canopy over a portion of a new rooftop restaurant on an existing 114' tall building with a height of 124' – 11" as measure from grade.
3. A variance to waive all of the minimum required residential front pedestal setback of 20' – 0" in order to permit the construction of the second floor of a new 2-story mixed-use building (1665 Alton Road) at 0' – 0" from the front property line.

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File #3178: 1111 Lincoln Rd., 1665 Alton Rd., 1666 Lenox Ave.

4. A variance to waive all of the minimum required residential side interior pedestal setback of 7' – 6" in order to permit the construction of the second floor of a new 2-story mixed-use building (1665 Alton Road) at 0' – 0" from the north side property line.
5. A variance to waive all of the minimum required rear pedestal setback of 5' – 0" for the first floor and 15' – 0" for the second floor in order to permit the construction of the a new 2-story mixed-use building (1665 Alton Road) at 0' – 0" from the rear property line.

APPROVED WITH CONDITIONS.

B. PROGRESS REPORT

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

The applicant will present a progress report in association with a storage warehouse at the above location. The report will include an update regarding tenants and licensing.

PROGRESS REPORT DUE AT APRIL 7, 2006 MEETING.

C. EXTENSIONS OF TIME

3. **FILE NO. 2932** **JUST AROUND THE CORNER, LLC;
4 B's REALTY COLLINS AVE., LLC;
POP DEVELOPMENT, LLC
205-237 20TH ST.; 2000-2038 COLLINS AVE.;
220-21ST STREET
LOTS 1,2,3,4 and LOTS 6 and 8; BLOCK C
AMENDED MAP OF THE OCEAN FRONT
PROPERTY OF THE MIAMI BEACH
IMPROVEMENT CO. SUBDIVISION
PB 5 – 7; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with the construction of a six (6) story mixed-use building with ground floor commercial uses, 53 residential units and parking garage which will connect to the existing five (5) story valet garage.

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File #2932: 205-237 20th St., 2000-38 Collins Ave., 220 – 21st St.

Condition number 10 of the Modification Order dated May 7, 2004 requires that the project be completed by April 4, 2006. The applicant is requesting a two (2) year extension of time to complete the project by April 4, 2008.

AN EXTENSION OF TIME FOR ONE (1) YEAR WAS GRANTED. SHOULD THE APPLICANT NEED AN ADDITIONAL YEAR, THEY WILL BE PERMITTED TO APPLY PRIOR TO THE EXPIRATION DATE.

4. **FILE NO. 3066** **THE JOSEPH W. BLOUNT REVOCABLE TRUST
2535 LAKE AVENUE, SUNSET ISLAND NO. 2
LOT 6 and SOUTH 50 FT. OF LOT 5; BLOCK 2
SUNSET LAKE EXTENSION
PB 40-23; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with 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.

Condition number 5 of the March 4, 2005 Order requires that a building permit be issued by March 4, 2006 and for the project to be completed by March 4, 2007. The applicant is requesting a one (1) year extension of time to obtain a building permit by March 4, 2007 and a one (1) year extension of time to complete the project by March 4, 2008.

WITHDRAWN PRIOR TO THE MEETING DATE.

5. **FILE NO. 3082** **JEFFREY BAST
123 W. RIVO ALTO DRIVE
LOT 1; BLOCK 6
PLAT OF RIVO ALTO AMD.
PB 7-74; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for a variance associated with the construction of a swimming pool in the front yard of an existing single family home:

Condition number 4 of the February 4, 2005 Order requires that a building permit be issued by February 4, 2006 and for the project to be completed by February 4, 2007. The applicant is requesting a one (1) year extension of time to obtain a building permit by February 4, 2007 and a one (1) year extension of time to complete the project by February 4, 2008.

APPROVED WITH CONDITIONS.

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D. CONTINUED CASES

6. **FILE NO. 3149** **PEDRO and OLGA ADRIAN
198 PALM AVENUE
LOT 39 & 20 FT. STRIP CONT TO SLY BDRY LINE
BLOCK 2; PALM ISLAND
PB 6-54; MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meetings of November 4, December 2, 2005 and January 6, 2006.

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

1. A variance to waive 10' - 0" of the minimum required front yard setback of 20' - 0" in order to build a two story accessory structure at 10' - 0" from the front property line.

WITHDRAWN WITHOUT PREJUDICE.

E. NEW CASES

7. **FILE NO. 3177** **GREEN COMET, LLC
344 OCEAN DRIVE
LOT 3 LESS EASTERLY 15 FT.; BLOCK 4
OCEAN BEACH FLA. SUBDIVISION
PB 2-38; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new three (3) story, four (4) unit residential building.

1. A variance to waive a range of 3' - 9" to 6' - 6" of the required rear yard pedestal setback of 11' - 6" in order to build the rear wall of the ground floor of the building at 5' - 0" from the west property line and the rear wall of the 2nd and 3rd floors at 7' - 9" from the west property line.

APPROVED WITH CONDITIONS.

8. **FILE NO. 3179** **JAVIER GARCIA
900 STILLWATER DRIVE
LOT 1; BLOCK 16
BISCAYNE BEACH SECOND ADDITION
PB 46-39; MIAMI-DADE COUNTY, FLORIDA**

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File #3179: 900 Stillwater Dr.

The applicant is requesting the following after-the-fact variance in order to retain a chickee hut and its associated deck located within the minimum required interior side yard setback (west) on a lot within a single family residential district.

1. A variance to waive all of the required interior side yard setback of 7' - 6" in order to retain an accessory structure and its associated brick paver deck located on the northwest interior property line of the lot.

APPROVED WITH CONDITIONS.

9. **FILE NO. 3180** **CABANA ON COLLINS, LLC**
a/k/a ALLISON HOTEL CABANA
6261 COLLINS AVENUE
LOT 21 K & LOT 21 L; BLOCK 1
AMENDED PLAT OF 2ND OCEANFRONT SUB.
PB 28-28; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to retain portions an existing non-conforming historic hotel and permit the construction of a penthouse addition and rear addition:

1. A variance to waive 10' - 0" of the minimum required 22' - 0" driveway width for a two-way traffic in order to allow a 12' - 0" wide driveway.
2. A variance to waive 9' - 6" of the minimum required 9' - 6" side yard setback in order to retain an existing non-conforming pedestal structure including a new vehicular ramp extension with no setback from the north property line.
3. A variance to waive 4' - 6" of the minimum 9' - 6" required side yard setback in order to retain an existing non-conforming pedestal structure 5' - 0" from the south property line.
4. A variance to waive 50' - 0" of the minimum required 50' - 0" front tower setback in order to retain an existing tower with a penthouse rooftop addition and a tower addition.
5. A) A variance to waive 7' - 4" of the minimum required 14' - 7" north tower side setback in order to retain an existing tower with a penthouse rooftop addition 7' - 3" from the north side property line.

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File #3180: 6261 Collins Ave.

B) A variance to waive 5' - 1" of the minimum required 14' - 7" north tower side setback in order to construct a tower addition 9' - 6" from the north side property line.

6. A variance to waive 9' - 7" of the minimum required 14' - 7" south tower side setback in order to retain an existing tower with a penthouse rooftop addition.

APPROVED WITH CONDITIONS.

10. **FILE NO. 3181** **TERRA BEACHSIDE VILLAS II, LLC
a/k/a TERRA II BEACHSIDE VILLAS
6064 COLLINS AVENUE
LOTS 2,3,4 and 5; LYLE G. HALL SUBDIVISION
PB 40-5; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct an additional 32 unit addition to the north of the previously approved 117 unit Terra project.

1. A variance to waive 10' - 0" of the minimum required 30' - 0" front tower setback in order to construct the above building with a front tower setback of 20' - 0" from Collins Avenue.
2. A variance to waive 5' - 0" of the minimum required rear pedestal setback of 10' - 0" in order to construct the above building with a rear setback of 5' - 0".
3. A variance to waive 46' - 4" of the minimum required interior north side yard setback of 62' - 4" in order to construct the above building 16' - 0" from the north interior side yard.
4. A variance to exceed the maximum permitted 3' - 9" projection within the rear required yard by 6' - 3" to allow construction of a roof overhang setback 5' - 0" from the rear property line.

APPROVED WITH CONDITIONS.

11. **FILE NO. 3182** **RYDER PROPERTIES, LLC
d/b/a SOVEREIGN HOTEL
4385 COLLINS AVENUE
Parcel 1: Lot 1 less south 75 ft. thereof; Block 39
Miami Beach ImpCo.'s Ocanfront Sub.
Parcel 2: All of the southerly 75 ft. of that certain tract
marked and designated as R.P. Van Camp on the amended**

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File #3182: 4385 Collins Ave.

map of the oceanfront property of the Miami Beach Imp. Co.
Plat Book 5-7&8; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to permit the renovation of an existing 7 story hotel construction, including the construction of a one story rooftop addition and a new 14 story ground level addition at the rear of the property:

1. A variance to waive 2' - 6" of the required interior side yard pedestal setback of 8' - 0" from the north property line in order to provide the new pedestal at 5' - 6", following the existing building line.
2. A variance to waive 3' - 1" of the minimum interior side yard pedestal setback of 8' - 0" from the south property line in order to provide the new pedestal at 4' - 11" aligning the new construction with the existing building line.
3. A variance to waive 5' - 7" of the required sum of the side yards of 16' - 0" at the pedestal in order to provide 10' - 5" sum of the side yards.
4. A variance to waive all of the required minimum rear pedestal setback of 72'-9" in order to provide 0'-0" from the bulkhead line.
5. A variance to exceed by a range of 7½" to 2' - 1½" of the maximum allowable projection of 1' - 4½" in order to provide balcony projections ranging from 2'-0" to 3'-6" into the north interior required side yard setback.
6. A variance to waive 17'-0" of the minimum required interior side tower setback of 22'-6" in order to provide a 5'-6" tower setback from the north property line.
7. A variance to waive 17'-7" of the minimum required interior side tower setback of 22'-6" in order to provide a 4'-11" tower setback from the south property line.
8. A variance to waive all of the required front setback of 20'-0" in order to create at-grade loading areas within the front required setback.
9. A variance to waive all of the required interior side setback of 5'-0" in order to extend at-grade loading areas to the north property line.

WITHDRAWN

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File #3182: 4385 Collins Ave.

10. A variance to exceed by 2' - 0" the maximum allowable walkway width of 3' - 0" in order to provide a 5' - 0" wide ramp at the north interior required side yard setback.
11. A variance to exceed by 2' - 0" the maximum allowable walkway width of 3' - 0" in order to provide a 5' - 0" wide ramp at the south interior required side yard setback.
12. A variance to waive 9'-6" of the required 15'-0" setback from a side lot line in order to build the pedestal with a pool deck at 5'-6" from the north property line within the Oceanfront Overlay.
13. A variance to waive all of the required 10'-0" setback from the bulkhead line in order to build the pedestal with a pool deck up to the bulkhead line.
14. A variance to exceed by 7'-9" the maximum finish floor elevation of a deck of 2'-6" above the top of the dune (top of the dune = +8.5' NAVD) in order to provide a pool deck with a finish floor elevation of 18'-9" NGVD.
15. A variance to waive 9'-6" of the minimum required interior side setback of 15'-0" in order to build a boardwalk structure at 5'-6" from the north property line within the Dune Preservation Overlay District. **WITHDRAWN**
16. A variance to waive all of the required 10'-0" setback from the Erosion Control Line in order to build a boardwalk structure at 0'-0" from the Erosion Control Line within the Dune Preservation Overlay District. **WITHDRAWN**

APPROVED WITH CONDITIONS.

12. **FILE NO. 3183** **SAGE ON ALTON, LLC d/b/a THE EVELYN
1600 EUCLID AVENUE
LOT 1 and the SOUTH ½ OF LOT 2; BLOCK 50A
LINCOLN SUBDIVISION
PB 9-69; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to substantially renovate an existing multifamily building and to construct a third story addition and stairway:

1. A variance to waive 9' - 10" of the minimum required 15' - 0" rear pedestal setback in order to construct a new living area at the

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ground floor and stair tower at the second and third levels located at 5' - 2" from the rear property line.

2. A variance to waive 11" of the required 7' - 6" interior side yard pedestal setback in order to infill a portion at the ground and second levels at 6' - 7" from the north property line.

APPROVED WITH CONDITIONS.

13. **FILE NO. 3184** **STUART MILLER and BRIAN BILZIN, TRUSTEE
6 and 7 STAR ISLAND DRIVE
LOTS 6 and 7
CORRECTED PLAT OF STAR ISLAND SUB.
PB 31-60; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a two (2) story addition to an existing two (2) story single family residence:

1. A variance to waive 15' - 0" of the minimum required interior yard of 20' - 0" in order to retain an existing two story portion of a residence at 5' - 0" from the north property line and to continue the new two story construction to the south.
2. A variance to waive 20' - 0" of the minimum required sum of the side yards of 50' - 0" in order to provide a sum of the side yards of 30' - 0".

APPROVED WITH CONDITIONS.

14. **FILE NO. 3185** **DILIDO BEACH RESORT, LTD.
a/k/a RITZ CARLTON SOUTH BEACH
ONE LINCOLN ROAD
LOTS 1 THRU 4; LOT 17 & ½ OF LOTS 5 & 16
BLOCK 29 & STRIP OF LAND DESC. IN
DB 3781-543 & LOTS 18-19 & 20; BLOCK 29
ALTON BEACH FIRST SUBDIVISION
PB 2-77; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the relocation of allowable business signage and to exceed their maximum permitted size:

1. A variance to exceed by 12.66 square feet the maximum permitted size of a directory sign of 6 square feet in order to provide a

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File #3185: 1 Lincoln Road

directory sign with 18.66 square feet under an existing porte-cochere, facing Lincoln Road.

2. A variance to permit the relocation of an allowed ground level main permitted use flat sign facing the Atlantic Ocean to the north wall of the building visible from Collins Avenue.
 - A. A variance to permit the sign facing a private property to the north and not facing a street.
 - B. A variance to relocate the sign from the ground floor to the top of a tower element facing a private property to the north and not facing the street.
 - C. A variance to exceed by 40.92 square feet the maximum permitted flat sign size of 30 square feet in order to provide a sign with 70.92 square feet.
3. A variance to permit the relocation of an allowed ground level main use flat sign facing Collins Avenue to the southwest corner of the building visible from Collins Avenue and Lincoln Road.
 - A. A variance to relocate the sign from its permitted ground floor location to the parapet of the three-story corner area of the building.
 - B. A variance to exceed by 12.08 square feet the maximum permitted flat sign size of 30 square feet in order to provide a sign with 42.08 square feet.
4. A variance to permit the relocation of an allowed ground level main use flat sign facing Lincoln Road to the west side of the building.
 - A. A variance to permit the sign facing a private property to the west and not facing a street.
 - B. A variance to relocate the sign from its permitted ground floor location to the top of a tower element facing a private property to the west and not facing the street.
 - C. A variance to exceed by 132.44 square feet the maximum permitted flat sign size of 30 square feet in order to provide a sign with 162.44 square feet.

CONTINUED TO THE MEETING OF APRIL 7, 2006.

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15. **FILE NO. 3188** **OLD DOMINION LIMITED PARTNERSHIP
a/k/a WINDSOR ON THE BEACH CONDOMINIUM
836 PENNSYLVANIA AVENUE
LOT 3; BLOCK 45
OCEAN BEACH FLA. ADDITION NO. 3
PB 2-81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following after-the-fact variance in order to retain a metal ladder located within the required north interior side yard setback on a newly constructed three (3) story, seven (7) unit multifamily building:

1. A variance to exceed by 2' - 1" the maximum allowable projection of 1' - 3" in order to provide a ladder projecting 3' - 4" into the required north interior side yard setback.

APPROVED WITH CONDITIONS.

16. **FILE NO. 3189** **SOUTH BEACH RESORT DEVELOPMENT LLC
1458 OCEAN DRIVE and 1437-1465 COLLINS AVE.
LOTS 5,6,11,12 and PORTION OF LOT 10
HARRISON & HAYES SUBDIVISION
PB 9-73; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to build an accessory outdoor bar counter with extended hours of operation:

1. A variance to exceed the allowable hours of operation of an accessory outdoor bar counter until 2:00 am.

APPROVED WITH CONDITIONS.

17. **FILE NO. 3190** **4 B's REALTY COLLINS PARKING LLC
d/b/a 1501 OCEAN STEPS CONDOMINIUM
1501 COLLINS AVENUE
A PORTION OF LOTS 1,2,3,4,17,18, 19 and 20
BLK 56; FISHERS FIRST SUB. OF ALTON BEACH
PB 2-77; MIAMI-DADE COUNTY, FLORIDA
[full legal description on file in the City of Miami
Beach Planning Dept.]**

The applicant is requesting the following variances in order to re-stripe the existing configuration on a parking garage that serves an existing mixed-use complex.

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File #3190: 1501 Collins Ave.

1. A variance to exceed the maximum allowable stacking of two (2) vehicles within a valet parking garage in order to provide triple stacking of vehicles.

If the above request is approved, then the applicant requests the following variance:

2. A variance to waive 1' - 9" of the minimum required tandem/valet parking space length dimension of 16' - 0" in order to provide triple tandem spaces at 14' - 3" each at the northeast portion of the garage.
3. A variance to waive 1' - 3" of the minimum required tandem/valet parking space length dimension of 16' - 0" in order to provide tandem spaces at 14' - 9" each at the west portion of the garage.
4. A variance to waive a range between 1" to 7" of the minimum required tandem/valet parking space dimension of 8' - 6" in order to provide tandem/valet parking spaces with dimensions between 8' - 5" and 7' - 11".
5. A variance to waive a range between 7' - 5" to 8' - 3" of the minimum required interior drive aisle width dimension of 22' - 0" in order to provide interior drive aisles with dimensions between 14' - 7" and 13' - 9".
6. A variance to waive all of the minimum setback dimension of 1'-6" from the edge of the interior drive aisle to a structural column throughout the parking garage.

DENIED WITHOUT PREJUDICE.

F. NEXT MEETING DATE

April 7, 2006



FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION

FRIDAY, MARCH 3, 2006

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. FP06-01 MELANIE and ERIC GREENWALD
255 WEST RIVO ALTO DRIVE
LOT 1; BLOCK 8
RIVO ALTO; PLAT BOOK 7 – PAGE 74
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation for an addition to an existing one story single family residence.

APPROVED.

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.
