



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

**FRIDAY, OCTOBER 6, 2006
9:00 A.M.**

CITY COMMISSION CHAMBERS, THIRD FLOOR
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

A. PROGRESS REPORTS

- 1. 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 this operation which received a variance on September 6, 2002 in order to waive the required side yard setback facing a street in order to allow the construction of this storage warehouse.

PROGRESS REPORT IN 60 DAYS (DECEMBER 1, 2006).

- 2. FILE NO. 3064 PATRINELY GROUP, LLC
a/k/a SAXONY CONDOMINIUMS
3201 - 3315 COLLINS AVENUE**

All of Block 17; Ocean Front Property of the Miami Beach Improvement Co.'s Subdivision; PB 5-7&8, and also all of that part of a strip of land formerly a public alley, which lies between Lots 1,2,3 & 4 of Block 17 on the east side thereof and Lots 5,6,7 & 8 on the west side thereof. Together with: All of Lots 1,2,5 & 6; Block 19; Ocean Front Property of the Miami Beach Improvement Co.'s Subdivision.
PB 5-7&8; Miami-Dade County, Florida

The applicant shall present a progress report in association with the construction of an eighteen (18) story, fifty (50) unit residential building, which received variances on January 7, 2005, and an Extension of Time on April 7, 2006.

NO FURTHER PROGRESS REPORTS. STAFF MAY PLACE THIS ITEM ON THE AGENDA IF NOTICES OF VIOLATION ARE ISSUED.

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3. **FILE NO. 3133** **OG DEVELOPMENT GROUP, LLC**
formerly known as OCEAN GRANDE HOTEL
100 – 37TH STREET
LOTS 4 and 5 AND PORTION OF 16 FT. ALLEY
BET. LOTS 4 and 5 & RIP. RTS.; BLOCK 25
MIAMI BEACH IMPROVEMENT CO. SUBDIVISION
PLAT BOOK 5-8; MIAMI-DADE COUNTY, FLORIDA

The applicant will present a progress report in association with the renovation of an existing historic building and the construction of a new six (6) story residential building with retail at the ground level and a total of ten (10) units and nine (9) parking spaces. This case received variances on September 2, 2005, and an Extension of Time for six (6) months, on September 8, 2006.

NO FURTHER PROGRESS REPORTS.

B. EXTENSIONS OF TIME

4. **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
SUBDIVISION, PB 9, PG 14;
MIAMI-DADE COUNTY, FLORIDA

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 3 of the June 3, 2005 Modification Order requires that the Carillon Hotel renovation be completed by October 15, 2006, the south building be completed by October 15, 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, 2007, the south building to October 15, 2007 and the north building to December 1, 2009.

**APPROVED. NORTH BUILDING TO BE COMPLETED BY
DECEMBER 1, 2008.**

5. **FILE NO. 3105** **TALMUDIC COLLEGE 4000 ALTON ROAD, INC.**
4000 ALTON ROAD
LOTS 52, 53 and 54; BLOCK 1;
NAUTILUS SUBDIVISION
PLAT BOOK 8-95; MIAMI-DADE COUNTY, FLORIDA
and LOT E, LESS THE WEST 0.10 FT. THEREOF;

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**RESUBDIVISION OF LOTS 48, 49, 50 and 51; BLOCK 1
PLAT BOOK 35, PG 46;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a modification to a condition of approval for variances associated with the conversion of an existing seven (7) story hotel to an institutional use (university), including the addition of new three (3) and six (6) story buildings with townhomes, dormitories, classrooms, and cafeteria among other accessory institutional uses. A condition of the Order dated May 6, 2005 requires that a building permit be obtained by November 6, 2006. The applicant is requesting a one (1) year extension of time to obtain a building permit by November 6, 2007.

APPROVED.

C. CONTINUED CASES

- 6. FILE NO. 3198 MIGUEL ANGEL DIEGO
7 FARREY LANE
LOT 7; BELLE ISLE VILLAS SECOND SEC.
PLAT BOOK 42, PG 100;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new two (2) story single family residence:

1. A variance to waive 1,328 sq. ft. of the minimum required lot size of 5,600 sq. ft. in the RM-1 zoning district in order to build on a lot containing only 4,272 sq. ft.
2. A variance to waive 2.97' of the minimum required lot width of 50' - 0" in order to construct on a lot with a 47.03' of frontage.
3. A variance to waive all of the required front yard setback of 20'-0" for parking in order to provide the required parking for this residence within the required front yard.
4. A variance to waive 9' - 0" of the required 20' - 0" minimum front setback for a swimming pool and deck in order to build a swimming pool at 11' - 0" from the front property line to the exterior edge of the pool coping.
5. A variance to waive the following in order to build a swimming pool and its associated deck on the west side of the property:
 - A. A variance to waive 1' - 0" of the minimum required interior side yard setback of 7' - 6" from an interior property line to the edge of

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the pool deck in order to build the pool deck at 6' - 6" from the west property line.

- B. A variance to waive 1' - 6" of the minimum required interior side yard setback of 9' - 0" from an interior property line to the swimming pool water's edge in order to build the water's edge at 7' - 6" from the west property line.

APPROVED.

7. **FILE NO. 3218** **VICTOR S. VACCARO**
1411 BISCAYNE POINTE RD.
LOT 15; BLOCK 10
BISCAYNE POINT
PLAT BOOK 14 PG 35;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the September 8, 2006 meeting.

APPLICATION WITHDRAWN.

8. **FILE NO. 3238** **5020 NORTH BAY ROAD, LLC**
5020 NORTH BAY ROAD
ALL OF LOTS 37 AND 38, BLOCK 14
LA GORCE GOLF SUBDIVISION
AND PART OF LOTS 36 AND 39 IN BLOCK 14
OF LA GORCE GOLF SUBDIVISION
PLAT BOOK 14, PG 43;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the September 8, 2006 meeting.

APPLICATION WITHDRAWN.

9. **FILE NO. 3243** **DARIA DEVELOPMENT, LLC**
1551 WEST AVENUE
LOT 8, BLOCK 66,
COMMERCIAL SUBDIVISION OF
THE ALTON BEACH REALTY COMPANY,
PLAT BOOK 6, PG 5;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the September 8, 2006 meeting.

The applicant is requesting the following variances in order to permit the construction of four (4) off-street parking spaces within a lot with two (2) two-story residential buildings:

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1. A variance to exceed by two (2) the maximum allowable number of parking spaces per platted lot in order to provide four (4) parking spaces.
2. A variance to waive 3' - 5" of the minimum required side yard facing the street setback of 5' - 0" for at-grade parking in order to provide a setback of 1' - 7" from the south property line.
3. A variance to waive 2' - 0" of the minimum required access driveway setback requirement of 3' - 0" from any property line in order to provide an access driveway at 1' - 0" from the south property line, facing 15th Terrace.
4. A variance to waive 8' - 5" of the minimum required interior drive aisle width of 22' - 0" in order to provide an interior aisle of 13' - 7" within the front yard, facing West Avenue.
5. A variance to waive 3' - 0" of the minimum required parallel parking size of 21' - 0" in order to provide a parallel parking space with 18' - 0" in length within the front yard, facing West Avenue.

APPROVED.

10. **FILE NO. 3245** **LINX AT NORMANDY, LLC**
165-185 SOUTH SHORE DRIVE
LOT 6, 7, AND 8, BLOCK 56,
NORMANDY GOLF COURSE SUBDIVISION
PLAT BOOK 44, PG 62;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the September 8, 2006 meeting.

The applicant is requesting the following variances in order to permit the construction of a new four (4) story multifamily building with twenty-four (24) units:

1. A variance to waive 4' - 1" of the minimum required 9' - 1" northeast interior side yard parking setback in order to permit the construction of a new multifamily building with a 5' - 0" side yard setback from the northeast property line.
2. A variance to waive 4' - 1" of the minimum required 9' - 1" southwest interior side yard parking setback in order to permit the construction of a new multifamily building with a 5' - 0" side yard setback from the southwest property line.

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3. A variance to waive 7' - 0" of the minimum required 14' - 6" northeast interior side yard pedestal setback in order to permit the construction of a new multifamily building 7' - 6" from the northeast property line.
4. A variance to waive 7' - 0" of the minimum required 14' - 6" southwest interior side yard pedestal setback in order to permit the construction of a new multifamily building 7' - 6" from the southwest property line.
5. A variance to waive 14' - 1" of the minimum required 29' - 1" sum of the side yards pedestal setback in order to permit the construction of a new multifamily building with a 15' - 0" sum of the side yards pedestal setback.
6. A variance to exceed by 8" the maximum allowable walkway width of 3' - 0" in order to provide 3' - 8" wide walkways within the required yards.

APPROVED.

D. MODIFICATION

11. **FILE NO. 2921** **TAPAS & TINTOS, INC. (formerly KIU, LLC)**
448 ESPANOLA WAY
LOTS 1 TO 6 LESS N. 3 FT.;
BLOCK 3-B FIRST ADDITION TO WHITEMAN'S
SUBDIVISION. OF ESPANOLA VILLAS;
PLAT BOOK 9, PG 147;
MIAMI-DADE COUNTY, FLORIDA

THE APPLICANT REQUESTED CONTINUANCE TO THE NOVEMBER 1, 2006 MEETING.

E. NEW CASES

12. **FILE NO. 3231** **RODOLFO QUESADA**
624 86TH STREET
LOTS THE WEST 25.07 FT OF LOT 18, BLOCK 12,
SUBDIVISION BISCAYNE BEACH 2ND ADDITION
PLAT BOOK 46, PG39; MIAMI-DADE COUNTY,
FLORIDA

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

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1. A variance to waive 9" of the required interior side yard setback of 7' - 6" in order to construct a two story addition following the existing building line located at 6' - 9" from the interior west property line.
2. A variance to waive 2' - 3" of the minimum required 20' - 0" rear yard setback in order to construct the two story addition 17' - 9" from the rear property line.
3. A variance to exceed by 162.88 square feet the maximum allowable rear yard coverage of 150.42 square feet in order to provide coverage of 313.3 square feet.
4. A variance to exceed by 1' - 7" the maximum allowable projection of 4' - 5" in order to provide a projection of 6' - 0" into the required rear yard.

APPROVED.

13. **FILE NO.3242** **1616 DREXEL, LLC.**
1616 DREXEL AVENUE
LOT 4 IN BLOCK 52,
OF LINCOLN SUBDIVISION, PLAT BOOK 6, PG 69;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to reconstruct a historic porch and entry gate original to the building:

1. A variance to exceed the maximum allowable projection of 25% of the required yard in order to rebuild a historic trellis entry porch and terrace up to the south property line.
2. A variance to exceed by 4' - 8" of the maximum permitted gate height of 5' - 0" when located on the front property line in order to reconstruct a pedestrian gate within a perimeter wall with a height of 9' - 8" from grade.

APPROVED.

14. **FILE NO.3249** **EQUINOX FITNESS CENTER, TENANT**
520 COLLINS AVENUE
LOT 1, LESS THE NORTH 5 FT THEREFORE ALL:
LOTS 2, 3, 4, AND 5, AND LOT 6, LESS THE
SOUTH 20.00 FT THEREOF, IN BLOCK 3 OF
"FRIEDMAN & COPE SUBDIVISION OF
EDMUND WILSON TRACK" PLAT BOOK 4, PG 83;
MIAMI-DADE COUNTY, FLORIDA

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

1. A variance to exceed by 20.3 square feet the maximum permitted size of a projecting business sign of 15 square feet in order to provide a projecting business sign with 35.3 square feet at the corner of the building, facing 5th Street.
2. A variance to exceed by 11.125 square feet the maximum permitted size of a projecting business sign of 15 square feet in order to provide a projecting business sign with 26.125 square feet at the corner of the building, facing 5th Street.
3. A variance to permit the relocation of an existing building identification sign from its permitted 6th Street location to Collins Avenue.

APPROVED WITH REVISED CONDITIONS.

F. NEXT MEETING DATE

November 1, 2006 (Wednesday).

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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MIAMI BEACH

PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION REPORT

FRIDAY, OCTOBER 6, 2006

City Hall - 1700 Convention Center Drive, Commission Chambers - Third Floor
Miami Beach, Florida 33139

1. **FILE NO. FP06-07** **WSG 34TH STREET, LLC**
6901 COLLINS AVENUE
LOTS 5 AND 6, BLOCK A
IN ATLANTIC HEIGHTS CORRECTED PLAT,
PLAT BOOK 9, PG 14;
MIAMI-DADE COUNTY, FLORIDA

This case was continued from the September 8, 2006 meeting. The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of an existing 3-story structure.

APPROVED.

2. **FILE NO. FP06-08** **HOUSING AUTHORITY OF**
THE CITY OF MIAMI BEACH
328 JEFFERSON AVENUE
LOT 5, BLOCK 82
OF OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2, PG 81;
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a variance to waive the minimum required base flood plain elevation to allow the renovation and restoration of two (2), one-story structures

APPROVED.

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