



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION

FRIDAY, FEBRUARY 1, 2013

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

A. PROGRESS REPORT

1. **File No. 3587**
Jacob Neiss, Pres. Atlantic View Partners, Ltd.
4218 Collins Avenue

The applicant will present a Progress report for an after-the-fact variance granted August 3, 2012, that allowed the retention of an existing temporary surface parking lot.

Applicant to return for another progress report if conditions not satisfied by March 1, 2013

B. CONTINUED CASES

2. **File No. 3612**
The Witkoff Group, LLC
1020, 1030-1036, 1040, 1050 Washington Avenue

The applicant is requesting the following variances in order to build rooftop and ground floor additions and renovate the existing structures:

Variance for 1050 Washington Avenue-Kenmore Hotel:

1. A variance to waive 10'-2" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-10" and the rooftop addition at 4'-10" from the rear property line.

Variances for 1040 Washington Avenue-Taft Hotel:

2. A variance to waive 2'-9" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 4'-9" from the north property line, following the existing building line.

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3. A variance to waive 2'-4" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-2" from the south property line, following the existing building line.
4. A variance to waive 10'-1" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 3'-0" and the rooftop addition at 4'-11" from the rear property line.

Variances for 1030-1036 Washington Avenue-Belair Hotel and Coral House site:

5. A variance to waive 3'-7" of the minimum required interior north side pedestal setback of 8'-0" in order to build the rooftop addition at 4'-5" from the north property line, following the existing building line.
6. A variance to waive 3'-0" of the minimum required interior south side pedestal setback of 8'-0" in order to build the new construction at 5'-0" from the south property line.
7. A variance to waive 6'-7" of the minimum required sum of the side yards of 16'-0" in order to provide a sum of the side yards of 9'-5".
8. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs and the new construction at 5'-0" from the rear property line.

Variances for 1020 Washington Avenue-Davis Hotel:

9. A variance to waive 2'-6" of the minimum required interior north side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the north property line, following the existing building line.
10. A variance to waive 2'-6" of the minimum required interior south side pedestal setback of 7'-6" in order to build the rooftop addition at 5'-0" from the south property line, following the existing building line.
11. A variance to waive 10'-0" of the minimum required rear pedestal setback of 15'-0" in order to build the stairs at 4'-0" and the rooftop addition at 5'-0" from the rear property line.

Approved

C. NEW CASES

3. **File No. 3618
4701 North Meridian, LLC
4701 North Meridian Avenue**

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The applicant is requesting the following variances in order to permit the renovation and reuse of the existing structure:

1. A variance to waive 4'-0" of the minimum required front yard setback of 20'-0" in order to build the basement access at 16'-0" from the front property line.
2. A variance to exceed the maximum permitted encroachment of 25% of the required front setback at the pedestal level, in order to build new terraces, walkways and balconies into the existing front yard setback.
3. A variance to exceed the maximum permitted encroachment of 25% of the required front setback at the tower level, in order to build new terraces and balconies into the existing front yard setback.
4. A variance to exceed the maximum permitted encroachment of 25% of the required rear setback at the pedestal level, in order to build new terraces, walkways and balconies into the existing rear yard setback.
5. A variance to exceed the maximum permitted encroachment of 25% of the required rear setback at the tower level, in order to build new terraces and balconies into the existing rear yard setback.
6. A variance to exceed the maximum permitted encroachment of 25% of the required side yard facing 47th Street setback at the pedestal level, in order to build new projections into the existing side yard setback.
7. A variance to exceed the maximum permitted encroachment of 25% of the required side yard facing 47th Street setback at the tower level, in order to build new projections into the existing side yard setback.

Approved

- 4. File No. 3619
Pasha USA, LLC
270 South Hibiscus Drive**

The applicant is requesting the following variance in order to build a second story above the existing one story single family home:

1. A variance to exceed by 8.1% the permitted lot coverage of 30% for a 2 story home in order to retain the existing 38.1% lot coverage.

Approved

- 5. File No. 3621
Llam Group, LLC
1328-1330 Alton Road**

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The applicant is requesting the following variance in order to sell beer, wine and liquor for consumption at a new restaurant:

1. A variance to waive 178.5' feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption off the premises and an existing educational facility, A to Z for Kids, Inc. in order to sell alcoholic beverages for consumption at a new restaurant with a distance of 121.5' to the school.

Application to be renoticed by Planning Dept. staff after language of the notice was found to be erroneous

D. APPEAL

1. **FILE NO. 3585** **SHERBROOKE APTS., INC./ MITCHELL SCOTT
INVESTMENT GROUP, INC.
901 COLLINS AVENUE, 909 COLLINS AVENUE,
919 COLLINS AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTIONS PLEASE CONTACT
THE PLANNING DEPT.)**

Applicant has requested case to be continued or deferred to the March 1, 2013 meeting

Sherbrooke Apts., Inc./Mitchell Scott Investment Group, Inc., is appealing under Section 118-136 of the City Code an administrative decision of the Planning Director which denied the proposed transfer of Floor Area (FAR) for a project at 901, 909, and 919 Collins Avenue to the Board of Adjustment. The Administrative Determination, dated April 10 2012, determined that a proposed unification of three subject properties through the use of the proposed Covenant in Lieu of Unity of Title is not a true "unified development site" as required by Section 118-5, and the proposed construction of a rooftop addition on the Sherbrooke Apartments through the use of a transfer of development rights does not conform with the applicable Charter provision 1.03(c) or the Land Development Regulations.

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