



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, SEPTEMBER 9, 2011

9:00 A.M.

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

A. DISCUSSION ITEM

- Ex parte communications

B. NEW CASES

1. **FILE NO. 3515** **SEVILLE ACQUISITION, LLC.
2901 COLLINS AVENUE. MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE CONTACT
THE PLANNING DEPARTMENT)**

The applicant is requesting the following variances in order to permit the construction of new structures and the renovation of the existing hotel:

1. A variance to waive all of the minimum required north side yard pedestal setback of 27'-6 ½" in order to construct an addition at the northeast side of the property, located to the north property line facing 30th Street.
2. A variance to waive all of the minimum required north side yard pedestal setback of 15'-0" and a minimum of 10'-0" rear setback from the Bulkhead line in order to construct an addition at the northeast side of the property, located up to the north property line facing 30th Street and the pool deck up to the Bulkhead line, and the addition at 4'-0" from the Bulkhead line.

BOARD OF ADJUSTMENT AFTER ACTION REPORT
SEPTEMBER 9, 2011

3. A variance to waive 76'-10" of the required rear yard pedestal setback of 80'-10" in order to build at 4'-0" from the Bulkhead line to the façade of the rear addition.
4. A variance to waive all of the minimum required south side yard pedestal setback of 27'-6 ½" in order to construct the 5-story building to the south property line.
5. A variance to waive all of the minimum required sum of the side yards of 55'-1" in order to provide 0'-0" as the sum of the side yards.
6. A variance to waive 6'-6" of the minimum required front tower setback of 50'-0" in order to construct a tower addition at 43'-6" from the front property line facing Collins Avenue.
7. A variance to waive 9'-6 ½" of the minimum required side setback facing 30th Street for the tower portion of 27'-6" in order to build the tower at 18'-0" from the north property line.
8. A variance to waive 26% of the minimum 50% view corridor required within the rear yard in order to provide 24%.
9. A variance to waive 27% of the minimum lot coverage of 50% of the required rear yard to be landscaped and open to the sky in order to provide 23% lot coverage. (From erosion control line to rear setback line which is 80'-10")

APPROVED.

2. **FILE NO. 3522** **CASABLANCA CONDOMINIUM
ASSOCIATION OF MIAMI BEACH
6345 COLLINS AVENUE
LOTS 21-P, 21-Q, 21-R, AND 22 IN BLOCK 1,
SECOND OCEAN FRONT SUBDIVISION,
PLAT BOOK 28, PG28;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to retain the existing undersized residential units within a building:

1. A variance to waive a range between 99 s.f. and 9 s.f. of the minimum required room size of 400 s.f. in order to retain rooms ranging from 301 s.f. to 391 s.f.

APPROVED WITH MODIFIED CONDITION.

BOARD OF ADJUSTMENT AFTER ACTION REPORT
SEPTEMBER 9, 2011

3. **FILE NO. 3523** **ROSA & FRANCISCO J. PADRON**
 1180 71ST STREET
 LOT 8, BLOCK 11, OF: "OCEAN SIDE
 SECTION ISLE OF NORMANDY",
 PLAT BOOK 25, PG60;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variance in order to retain the existing condensing units on the East side of the property:

1. An after-the-fact variance to waive a range between 5'-6" and 4'-11" of the minimum required interior side yard setback of 7'-6" in order to retain the condensing units at a range between 2'-0" and 2'-7" to the East property line.

APPROVED WITH REVISED CONDITION.

4. **FILE NO. 3524** **SIMON NEMNI AS REP. OF RED SOUTH**
 BEACH HOTEL / 3010 COLLINS LLC.
 3010 COLLINS AVENUE
 LOTS 9, 10 AND 11, BLOCK 14,
 SUBDIVISION AMENDED MAP OF THE OCEAN
 FRONT PROPERTY OF THE MIAMI BEACH
 IMPROVEMENT COMPANY,
 PLAT BOOK 5, PG 7;
 MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to place a detached monument sign at the southeast corner of the existing hotel:

1. A. A variance to waive 8'-8" of the minimum required front yard setback of 10'-0" in order to build the monument sign at 1'-4" from the property line facing Collins Avenue.

 B. A variance to waive 9'-6" of the minimum required side yard facing the street setback of 10'-0" in order to build the monument sign at 6" from the property line facing 30th Street.

DENIED.

C. APPEAL

5. **FILE NO. 3520** **1747 BAY ROAD PROPERTIES, LLC**
 1743 PURDY AVENUE
 MIAMI BEACH, FLORIDA
 (FOR LEGAL DESCRIPTION PLEASE CONTACT

BOARD OF ADJUSTMENT AFTER ACTION REPORT
SEPTEMBER 9, 2011

THE PLANNING DEPARTMENT)

1747 Bay Road Properties, LLC, is appealing an administrative determination concerning the request by Beach Towing Services Of Miami, Inc. for approval to operate a vehicle storage yard at the Giant Motors site, located at 1743 Purdy Avenue, in the CD-2 Commercial Medium Intensity zoning district. The Appeal contends that the Planning Director erroneously approved the requested business tax receipt authorizing such use at this location, as this use is not permitted in the subject zoning district..

DENIED DUE TO LACK OF JURISDICTION.

D. NEXT MEETING DATE

October 7, 2011

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.

F:\PLAN\zba\AFTERAC\aft SEPTEMBER 2011.doc



MIAMI BEACH

PLANNING DEPARTMENT

FLOOD PLAIN MANAGEMENT BOARD
AFTER ACTION REPORT

FRIDAY, SEPTEMBER 9, 2011

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

1. FILE NO. FP11-08

**NEW NATIONAL, LLC.
1677 COLLINS AVE. MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)**

The applicant is requesting a variance to waive the minimum

BOARD OF ADJUSTMENT AFTER ACTION REPORT
SEPTEMBER 9, 2011

required base flood plain elevation for the existing structure.

THIS CASE HAS BEEN CONTINUED BY STAFF.

APPEAL

2. FILE NO. FP11-07

**NEW NATIONAL, LLC.
1677 COLLINS AVE. MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)**

New National, LLC (Owner) is appealing to the Floodplain Management Board, the decision of the Building Director or his designee to require the proposed restoration/renovation of the historic structure (the Project) located at 1677 Collins Avenue, to attain a variance from the Floodplain Management ordinance, Chapter 54, "Floods," Article II, City Code, if, at any time during the Project's duration, the Building Department makes a determination that the Project cost exceeds the cost basis set forth in the definition of substantial improvement as defined in Section 54-35 of the City Code.

THIS CASE HAS BEEN CONTINUED BY STAFF.

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.

F:\PLAN\\$zba\AFTERAC\aft FPMB SEPTEMBER 2011.doc