



BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, DECEMBER 5, 2008

9:00 A.M.

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

A. EXTENSION OF TIME

1. **FILE NO. 3323** **PATRINELY GROUP, LLC.
3201-3315 COLLINS AVENUE
MIAMI BEACH, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE
CONTACT THE PLANNING DEPT.)**

The applicant is requesting the following modification to a condition of approval for variances associated with the renovation of the existing Saxony Hotel and the construction of a new 18-story, 67-unit multifamily building:

Condition number 8 of the Order dated August 3, 2007, requires that a full building permit for the project be obtained on or before February 3, 2009, within eighteen (18) months of the date of the hearing. The applicant is requesting a one (1) year extension of time to obtain a full building permit by February 3, 2010.

APPROVED

B. NEW CASES

2. **FILE NO. 3391** **C & D MIAMI REAL ESTATE L.L.C.
355 WASHINGTON AVENUE
LOT 15, BLOCK 7, SUBDIVISION
OCEAN BEACH FLORIDA,**

BOARD OF ADJUSTMENT AFTER ACTION REPORT
DECEMBER 5, 2008

**PLAT BOOK 2, PG 38;
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit the partial demolition and renovation of an existing single story structure and the construction of an attached three (3) story addition at the rear of the property:

1. A variance to waive all of the required minimum rear yard parking setback of 5' - 0" in order to provide three parking spaces up to the rear property line.
2. A variance to waive 2'-0" of the minimum interior side parking setback of 5'-0" In order to provide a parking space with an interior side setback of 3'-0" from the north property line.
3. A variance to waive 4' - 6" of the minimum required rear yard pedestal setback of 13' - 0" in order to build the new structure at 8' - 6" from the rear property line.

APPROVED

3. FILE NO. 3392

**PUBLIX SUPERMARKETS, INC.
6876 COLLINS AVENUE
LOT 1, 2, AND 5, 6, 7, 8, 9, 10, 11, 12,
BLOCK "C",
CORRECTED PLAT OF ATLANTIC
HEIGHTS,
PLAT BOOK 9, PG 14; DADE COUNTY,
FLORIDA.
AND LOTS 13, 14, 15, AND 16 AND LOTS
19, 20, 21, AND 22, BLOCK 6 AMENDED
PLAT OF SECOND OCEAN FRONT
SUBDIVISION,
PLAT BOOK 28, PG 28; DADE COUNTY,
FLORIDA**

The applicant is requesting the following variances in order to permit the construction of a new 2-story supermarket and retail structure, which will replace the existing single story structure, to be demolished:

1. A variance to waive the requirements of Section 142-308, which state that all floors of a building containing parking spaces shall incorporate residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway; for properties not having access to an alley, the required residential

BOARD OF ADJUSTMENT AFTER ACTION REPORT
DECEMBER 5, 2008

space shall accommodate entrance and exit drives, in order not to provide active uses facing Harding Avenue.

2. A variance to waive all of the required 5'-0" landscape buffer at the south side of the adjacent FPL building and to waive 1'-1" of the required 5'-0" landscape buffer at the east side of the adjacent FPL building in order to provide 3'-11" of buffer at the east side and no buffer on the south side.
3. A. A variance to exceed by 14 s.f. the permitted directional signage size of 2 s.f. in order to place a 16 s.f. directional signage at the vehicular entrance facing Collins Avenue.
B. A variance to permit that the directional sign bears advertising matter.
4. A. A variance to exceed by 10 s.f. the permitted directional signage size of 2 s.f. in order to place a 12 s.f. directional signage at the vehicular entrance facing Harding Avenue.
B. A variance to permit that the directional sign bears advertising matter.

APPROVED WITH AN ADDITIONAL CONDITION

4. **FILE NO. 3393** **BARRY MI. RAGONE AND ELISSA RAGONE**
6961 INDIAN CREEK DRIVE
ALL THAT PART OF LOT 5, BLOCK 15,
NORMANDY BEACH SOUTH, A
SUBDIVISION IN GOVERNMENT LOT 1,
SECTION 11, TOWNSHIP 53 SOUTH,
RANGE 42 EAST, PLAT BOOK 21, PG 54;
MIAMI-DADE COUNTY, FLORIDA
(FOR COMPLETE LEGAL DESCRIPTION
PLEASE CONTACT THE PLANNING DEPT.)

The applicant is requesting the following variances in order to permit the placement of a monument sign:

1. A. A variance to waive 6'-0" of the minimum required setback of 10'-0" from the front property line to locate the monument sign at 4'-0" from the west property line, facing Indian Creek Drive.
B. A variance to waive 4'-0" of the minimum required setback of 10'-0" from the front property line to locate the monument sign at 6'-0" from the east property line, facing Carlyle Avenue.

BOARD OF ADJUSTMENT AFTER ACTION REPORT
DECEMBER 5, 2008

- C. A variance to waive 9'-0" of the minimum required side facing the street setback of 10'-0" to locate the monument sign at 1'-0" from the south property line.

APPROVED WITH AN ADDITIONAL CONDITION

C. NEXT MEETING DATE

January 9, 2009

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\aftDECEMBER2008.doc