



**BOARD OF ADJUSTMENT**

**AFTER ACTION REPORT**

**FRIDAY, JANUARY 15, 2010**

**9:00 A.M.**

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

**A. PROGRESS REPORTS**

1. **FILE NO. 3097**      **SOUTH SHORE LANDOWNERS, LLC  
280-330 SOUTH SHORE DRIVE  
LOTS 3, 4 & 5; BLOCK 55  
NORMANDY GOLF COURSE SUBDIVISION  
PLAT BOOK 44, PG 62;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a modification granted on July 10, 2009, regarding the construction of a new two (2), four-story buildings with twenty-eight (28) residential units and forty-two (42) parking spaces.

***PROGRESS REPORT DUE IN 6 MONTHS (JULY 2, 2010).***

2. **FILE NO. 3438**      **KONEXPRESS JAPANESE RESTAURANT /  
CARLOS MARCELO CORDEIRO  
445 ESPANOLA WAY  
ESPANOLA VILLAS 1ST ADDITION, LOTS 1-2-3-4-  
5-6, EACH LESS S3FT FOR ST BLK 3 A,  
PLAT BOOK 9, PG 147;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant will present a progress report associated with the approval of a variance granted on October 2, 2009 regarding the sale/service of alcoholic beverages for consumption at a new restaurant within the minimum required distance separation from an educational facility.

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**NO FURTHER PROGRESS REPORTS UNLESS VIOLATIONS  
RELATED TO THE VARIANCE GRANTED ARE ISSUED.**

**B. INTRODUCTION OF NEW OWNER / OPERATOR**

3. **FILE NO. 3310**      **MANUGIO CORPORATION,  
D/B/A BOTECO COPACABANA  
437-439 ESPANOLA WAY  
ESPANOLA VILLAS 1<sup>ST</sup> ADDITION  
LOTS 1,2,3,4,5,6, EACH LESS S3FT  
FOR ST BLK 3  
PLAT BOOK 9, PG 147;  
MIAMI-DADE COUNTY, FLORIDA**

Sergio Coutinho and Emmanuela Coiana shall introduce themselves to the Board as the subsequent owner /operator of Manugio Corporation d/b/a Boteco Copacabana, and advise the Board of their understanding of the conditions listed in the Order regarding a variance to waive the minimum distance separation required between a restaurant licensed to sell alcoholic beverages and an educational facility. The new operator shall also describe the current operation.

**THE NEW OWNER/OPERATOR INTRODUCED HIMSELF/HERSELF TO  
THE BOARD.**

**C. MODIFICATION**

4. **FILE NO. 3385**      **JACOB NEISS, FRU MANAGEMENT, INC.  
D/B/A HOLIDAY INN RESORT  
4333 COLLINS AVENUE  
LOTS 3 AND 4, BLOCK 39; OCEAN FRONT  
PROPERTY OF THE MIAMI BEACH  
IMPROVEMENT COMPANY  
PLAT BOOK 5, PG 7 AND 8;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a variance granted on November 7, 2008:

1. A. ~~A variance to waive 9'-0" of the minimum required front yard setback of 10'-0" in order to place a monument sign at 1'-0" from the front property line. A variance to relocate a permissible oceanfront flat sign to the porte cochere as a flat sign.~~

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1. B.A variance to allow the sign not to face directly a street.
  
2. A variance to exceed by 293 s.f. the maximum allowable flat sign size of 30 s.f. in order to place a flat sign of 323 s.f. and to locate it above the ground floor, on the parapet of the building, facing Collins Avenue.  
**Variance No. 2 was modified to a maximum of 120 s.f. flat sign and granted on November 7, 2008.**

**APPROVED.**

**D. CONTINUED CASES**

5. **FILE NO. 3349**      **ALAN LIEBERMAN**  
   **318 20<sup>TH</sup> STREET**  
   **LOTS 1,2 & 3, BLOCK "F" OF**  
   **"MIAMI BEACH IMPROVEMENTCO. SUB."**  
   **PLAT BOOK 5, PG 7;**  
   **MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following modification to a condition of approval for variances associated with the renovation of the existing 3-story hotel and the construction of a new 4-story hotel structure:

Condition number 5 of the Order dated June 6, 2008, requires that a full building permit for the project be obtained on or before December 6, 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 December 6, 2010.

**APPROVED.**

6. **FILE NO.3425**      **SCOTT & DEBORAH ROBINS**  
   **1800 W 24<sup>TH</sup> STREET**  
   **LOTS 3 AND 4, BLOCK 3F,**  
   **OF 3<sup>RD</sup> REVISED PLAT OF SUNSET ISLANDS,**  
   **PLAT BOOK 40, PG 8;**  
   **MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to place a carport at the front of the residence, facing W 24<sup>th</sup> Street:

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1. A variance to waive all of the minimum required front yard setback of 18" from the front property line, in order to build the carport up to the front property line, facing W 24<sup>th</sup> Street. (~~The proposed carport overhang will encroach 5'-0" into the right-of-way, if permitted by Public Works Department).~~
2. ~~A variance to exceed by 8" the maximum size permitted for a carport of 20'x20' in order to build a carport of 20'-8" x 20'.~~
3. ~~A variance to exceed by 1'-10 1/4" the maximum permitted carport height of 10'-0" in order to build a carport of 11'-10 1/4" as measured from grade to the highest point.~~

**CONTINUED TO THE FEBRUARY 5, 2010 MEETING AS PER APPLICANT'S REQUEST.**

7. **FILE NO.3431**      **MARSHALL COLBURN**  
421 EAST DILIDO DRIVE  
LOT 19, BLOCK 5, "OF DILIDO ISLAND",  
PLAT BOOK 8, PG 36;  
MIAMI-DADE COUNTY, FLORIDA

**APPLICANT REQUESTED CONTINUANCE TO THE MARCH 5, 2010 MEETING.**

8. **FILE NO.3443**      **COMRAS COMPANY OF FLORIDA, INC. AS THE**  
**LEASING AGENT FOR BENTLEY BAY BOYS, LLC.**  
520 WEST AVENUE  
MIAMI BEACH, FLORIDA  
(FOR LEGAL DESCRIPTION PLEASE CONTACT  
THE PLANNING DEPARTMENT)

**THIS CASE HAS BEEN CONTINUED BY STAFF TO THE MARCH 5, 2010 MEETING.**

9. **FILE NO. 3445**      **ILANA K. REICH**  
3437 PRAIRIE AVENUE  
LOT 17, BLOCK 49, OF ORCHARD  
SUBDIVISIONS NO. 2 AND 3,  
PLAT BOOK 8, PG 116;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following after-the-fact variances in order to retain the existing gazebo at the rear of the single family residence:

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1. A variance to waive 2'-5" of the minimum required interior side yard setback of 7'-6" in order to retain the gazebo at 5'-1" from the north property line.
2. A variance to waive 7" of the minimum required rear yard setback of 7'-6" in order to retain the existing gazebo at 6'-11" from the rear property line.

**APPLICANT REQUESTED CONTINUANCE TO THE FEBRUARY 5, 2010 MEETING.**

**E. NEW CASES**

10. **FILE NO. 3442**      **WINE ROAD, LLC. / PHILIPPE BUCHBINDER**  
**555 JEFFERSON AVENUE**  
**LOTS 15 & 16; BLOCK 74;**  
**OCEAN BEACH ADDITION NO. 3**  
**PLAT BOOK 2, PG 81;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell/serve beer and wine at a new market and cafe:

1. A variance to waive 250 feet of the minimum required 300 foot separation between a business that sells/serves alcoholic beverages for consumption and an existing educational facility, Rainbow Child Care and a religious institution, The Living Church, in order to sell/serve alcoholic beverages for consumption within a market and cafe with a distance of 50 feet to the school and religious institution.

**APPROVED.**

11. **FILE NO. 3446**      **MAJESTIC ORGANIZATION, LLC**  
**1020-1050 WASHINGTON AVENUE**  
**LOTS 1 THROUGH 6, BLOCK 36,**  
**OCEAN BEACH, FLA, ADDITION NO. 3,**  
**PLAT BOOK 2, PG 81;**  
**MIAMI-DADE COUNTY, FLORIDA**  
**(FOR COMPLETE LEGAL DESCRIPTION PLEASE**  
**CONTACT THE PLANNING DEPARTMENT)**

The applicant is requesting a variance in order to relocate the allowable building identification sign:

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1. A variance to waive the requirement of a building identification flat sign to be located on the parapet of the building in order to provide a detached/monument sign on an existing perimeter wall on the southwest corner of Washington Avenue and 11<sup>th</sup> Street.

**CONTINUED TO THE FEBRUARY 5, 2010 MEETING.**

**F. NEXT MEETING DATE**

February 5, 2010

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*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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**MIAMIBEACH**

**PLANNING DEPARTMENT**

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**FLOOD PLAIN MANAGEMENT BOARD**  
**AFTER ACTION REPORT**

**FRIDAY, JANUARY 15, 2010**

**HEARD AT THE CONCLUSION OF THE BOARD OF ADJUSTMENT MEETING**

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

1. **FILE NO. FP09-09**                      **1600 LENOX INVESTORS, LLC.**  
   **1600 LENOX AVENUE**  
   **LOT 1, BLOCK 46,**  
   **OF "COMMERCIAL SUBDIVISION",**  
   **PLAT BOOK 6, PG 5;**  
   **MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance to waive the minimum required  
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base flood plain elevation for the existing structure.

**APPROVED.**

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