



## BOARD OF ADJUSTMENT

### AFTER ACTION REPORT

FRIDAY, DECEMBER 2, 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. 3537      LENNOX MIAMI CORP. / PETER MILLER HOTEL  
1900 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 rehabilitation of the existing structures and the construction of a new 5-story structure:

1. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 330-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 45 hotel units at less than 300 s.f., the smallest at 263 s.f., (40.9%) and 18 hotel units between 300 and 335 s.f. (16.36%).
2. A variance to waive all of the minimum required interior side yard of 5'-2 1/4" for subterranean parking in order to place it up to the north property line.
3. A variance to waive 13'-10" of the minimum required two-way drive width of 22'-0" in order to build the drive access to the subterranean parking area with a width of 8'-2".

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**DECEMBER 2, 2011**

4. A variance to waive 13'-10" of the minimum required curb cut width of 22'-0" in order to build the curb cut with a width of 8'-2".
5. A variance to 3'-3 3/4" of the minimum required interior side yard setback of 8'-3 3/4" in order to build the new 5-story structure at 5'-0" from the north property line.

**APPROVED WITH MODIFIED CONDITION AND NEW CONDITION.**

2. **FILE NO. 3540**      **KAREN AND JONATHAN SEPSHWOL**  
**6335 LA GORCE DRIVE**  
**LOT 3 AND THE NORTH ONE-HALF (N 1/2) OF LOT 4,**  
**BLOCK 4, SUBDIVISION BEACH VIEW ADDITION,**  
**PLAT BOOK 16, PG 10;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to permit a ground floor, two story addition at the rear of an existing single family residence:

1. A variance to waive 2'-6" of the minimum required interior side yard setback of 7'-6" in order to build a ground floor, two story addition located at 5'-0" from the north property line, following the existing building line.
2. A variance to waive 5'-1" of the minimum required rear yard setback of 20'-0" in order to build the 2-story addition at 14'-11" from the rear property line.

**APPROVED.**

3. **FILE NO. 3541**      **GREEN COMET, LLC**  
**350 OCEAN DRIVE**  
**LOTS 1, 2, AND 3, BLOCK 4,**  
**OCEAN BEACHSUBDIVISION,**  
**PLAT BOOK 2, PG 38;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the rehabilitation of an existing structure:

1. A variance to waive the required minimum hotel unit size: 15% of the hotel units shall be between 330-335 s.f. and 85% of units shall be 335 s.f. of larger, in order to provide 87.7% of the rooms at less

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**DECEMBER 2, 2011**

than 300 s.f., 7.7% of at least 300 s.f. and 4.6% to be more than 335 s.f.

**APPROVED WITH MODIFIED CONDITION.**

4. **FILE NO. 3542**      **NEW NATIONAL, LLC.**  
**1677 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 a 1-story poolside kitchen and to retain an existing trellis within the property:

1. A variance to waive 28'-11" of the minimum required rear yard setback of 120'-2" in order to build a 1-story poolside kitchen at 91'-3" from the Bulkhead line.
2. A variance to waive 9'-0" of the required rear yard setback of 10'-0" from the Erosion Control Line in order to retain a trellis at 9'-0" from the ECL.
3. A variance to exceed by 2'-1" the maximum permitted fence height of 5'-0" in order to retain the existing wood fence with a height of 7'-1", as measured from adjusted grade, located at the ECL.

**APPROVED.**

5. **FILE NO. 3543**      **420 LINCOLN ROAD ASSOCIATES, LTD.**  
**420 LINCOLN ROAD**  
**LOT 3 LESS N20FT & ALL LOTS 2 & 4,**  
**BLOCK 53, PINE RIDGE SUBDIVISION;**  
**PLAT BOOK 6, PG 34;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to permit the relocation of a building identification sign from the parapet to the ground floor:

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 building identification sign on an architectural projection on the ground level facing Washington Avenue.

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**DECEMBER 2, 2011**

**APPROVED.**

**C. NEXT MEETING DATE**

January 6, 2012

---

*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 DECEMBER 2011.doc