



MIAMI BEACH

CITY OF MIAMI BEACH NOTICE TO THE PUBLIC

BOARD OF ADJUSTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the MIAMI BEACH BOARD OF ADJUSTMENT will hold a regular meeting on **FRIDAY, March 7, 2014** at 9:00 A.M. in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach. During this meeting, the Board of Adjustment will hold hearings for extensions of time, modifications, variances to the regulations of the Zoning Code, appeal of administrative decisions and items continued from previous meetings. In addition, the FLOOD PLAIN MANAGEMENT BOARD will hold a hearing to consider variance applications pertaining to the minimum base flood elevation.

BOARD OF ADJUSTMENT

File No. 3530: Commerce Street Properties, LLC., 850 Commerce Street - The applicant is requesting a modification to a previously approved variance which permitted the construction of parking spaces at the rear of the property for a new restaurant. Condition No. 2.a of the September 7, 2012 Order granted the approval of the variance to the previous applicant and operator. The applicant requests to modify this condition to permit the transfer of approval to Commerce Street Properties, LLC.

File No. 3683: Vintro Villas, LLC. and Encotel, LLC., 2206-2216 Park Avenue and 427 22nd Street - The applicant is requesting a variance to waive the minimum required street side setback, a variance to waive the minimum required sum of the side yards, and a variance to exceed the allowable hours of operation of an accessory outdoor bar counter located on the roof in order to build a new 5 story building as part of a new condo/hotel development.

File No. 3686: Haddon Hall Hotel Owner, LLC., 1500 Collins Avenue and 1455 Washington Avenue - The applicant is requesting a variance to waive the required minimum hotel unit size within an existing 'Contributing' structure, a variance to waive the required minimum rear setback for the construction of a new building, a variance to waive the required side setback and a variance to waive the required rear setback for an accessory structure, and a variance to waive the minimum required side setback for a pool deck in order to make renovations to the existing hotels.

File No. 3688: Talmudic College 4000 Alton Road, Inc., 4000 Alton Road - The applicant is requesting a variance to waive the minimum required pedestal side-setback, a variance to waive the minimum required tower side setback, a variance to waive the minimum required sum of the side yards, a variance to waive the minimum required pedestal rear setback, a variance to waive the minimum required tower rear setback, a variance to exceed the maximum projection into required side yards, a variance to exceed the maximum projection into the required rear yard, a variance to waive the minimum required front setback for parking at grade, and a variance to waive the minimum required side setback for parking at grade in order to build a new 8-story detached multifamily building on the south side of the property and a new 7-story addition to the existing building to be constructed in two (2) phases.

File No. 3693: K & R One, LLC., 645 Michigan Avenue - The applicant is requesting a variance to waive the required minimum rear setback in order to build a 3-story detached addition located at the east portion of the property, facing the alley.

File No. 3694: Savoy Hotel Partners, LLC., 400 Collins Avenue - The applicant is requesting a variance from Section 130-70 (7) to permit the Planning Director to issue up to three one-year extensions of time, not to extend beyond July 31, 2016, for a temporary parking lot whose prior extensions expired after July 31, 2011.

File No. 3695: Betsy Ross Owner, LLC. and Ocean Court, LLC., 1440 Ocean Drive and 1433 Collins Avenue - The applicant is requesting a variance to waive the required minimum hotel unit size for new hotel rooms in order to build a 4-story ground floor addition to the Carlton South Beach Hotel on the south side of the site.

File No. 3696: 4701 North Meridian, LLC. c/o Ophir Sternberg, 4701 North Meridian Avenue - The applicant is requesting a variance to waive the required minimum subterranean interior side setback, a variance to waive the minimum required subterranean street side setback, a variance to waive the minimum required pedestal interior side setback, a variance to waive the minimum required pedestal street side setback, a variance to waive the minimum required sum of the side yards, and a variance to waive the minimum required rear setback for a pool's retaining walls in order to build eight (8) new two (2) and three (3) story single family residential villas on an existing surface parking lot west of the former Miami Heart Institute.

FLOOD PLAIN MANAGEMENT BOARD

FP14-01: Michael Chetcuti and Kyle Evans, 1301 Lenox Avenue - The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing single family residence in order to renovate and build additions to the existing home.

FP14-02: Samuel Reich, 3437 Prairie Avenue - The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing single family residence.

FP14-03: 4701 North Meridian, LLC. c/o Ophir Sternberg, 4701 North Meridian Avenue - The applicant is requesting a variance to waive the minimum required base flood plain elevation for the existing and new subterranean parking garage.

Pursuant to Section 286.0105, Fla. Statute, the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should 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). For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550.