



## DESIGN REVIEW BOARD AFTER ACTION REPORT

For meeting held on

*Tuesday, March 04, 2014*  
CITY COMMISSION CHAMBERS

**ATTENDANCE:**

**Board:** Four (4) of four (4) members present: Carol Housen, Katie Phang, Annabel Delgado-Harrington, John Turchin

**Staff:** James G. Murphy, Deborah Tackett, Gary Held, Jake Seiberling

I. DISCUSSION ITEMS

Selection of Chair and Vice Chair

**Chair: Carol Housen**

**Vice Chair: Katie Phang**

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II. REQUESTS FOR CONTINUANCES

- a. DRB File No. 22959, **500-702 Alton Road, 501-651 West Avenue – Waves**. The applicants, South Beach Heights I, LLC., 500 Alton Road Ventures, LLC., and 1220 Sixth, LLC., are requesting Design Review Approval for the construction of a new mixed-use residential and commercial project, including the renovation with substantial modifications to an existing 10-story building, the demolition of all other existing structures on the subject sites, and the construction of three (3) new mixed-use structures with underground parking, ranging in height from one (1) to seven (7) stories. **[Note: Application approved on May 07, 2013, with the exception of further redevelopment of Design Details.]**

**CONTINUED to June 03, 2014 meeting – Phang / Turchin 4-0**

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- a. DRB File No. 23014, **6360 North Bay Road**. The applicant, MBDWLJ LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 *non-architecturally significant* (2) two-story home, to be demolished..

**CONTINUED to May 06, 2014 meeting – Phang / Turchin 4-0**

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II. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. SINGLE FAMILY HOMES

- a. DRB File No. 23013, **3541 Flamingo Drive**. The applicant, Jamie Angel Rubinson, is requesting Design Review Approval for the construction of a

new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.

**APPROVED – Phang / Turchin 4-0**

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- b. DRB File No. 22994, **257 Palm Avenue**. The applicants, 2 Mosqueteros LLC, are requesting Design Review Approval for the construction of a new 2-story home, to replace an existing 1-story home, to be demolished.

**WITHDRAWN without prejudice – Phang / Turchin 4-0**

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- c. DRB File No. 23023, **130 West Rivo Alto Drive**. The applicant, Rene Katz, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.

**CONTINUED to May 06, 2014 meeting – Phang / Turchin 4-0**

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2. New Applications

- a. DRB File No. 23030, **5324 Pinetree Drive**. The applicant, Mi Lan Florida Investment, LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.

**APPROVED – Phang / Turchin 4-0**

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III. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Applications

2. Modifications/updates to previously approved plans

- a. DRB File No. 22868, **850 Commerce Street**. The applicant, Commerce Street Properties, LLC, is requesting a modification to a previously issued Design Review approval in order to change the name of the operator for a restaurant, and modified seating plan.

**APPROVED – Turchin / Phang 4-0**

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3. New Applications

- a. DRB File No. 23026, **4000 Alton Road. Talmudic University**. The applicant, Talmudic College 4000 Alton Road, Inc., is requesting Design Review Approval for the construction of a new 5-story addition to the front of the existing building for accessory uses, and a new 8-story detached multifamily building on the south side of the property. This project is proposed to take place in two (2) phases as a phased development project.

**APPROVED – Phang / Turchin 4-0**

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IV. NEXT MEETING DATE REMINDER

**Tuesday, April 01, 2014 @ 8:30 a.m.**

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., 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 proceedings is made, which record includes the testimony and 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.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).