

DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, February 03, 2015
CITY COMMISSION CHAMBERS

ATTENDANCE:

Board: Five (5) of five (5) members present: Carol Housen, Annabel Delgado-Harrington, John Turchin, and Elizabeth Camargo and Katie Phang **RESIGNED:** Edgar Sarli

Staff: James G. Murphy, Laura Camayd, Eve Boutsis

I. DISCUSSION ITEMS

Selection of Chair and Vice Chair

Chair: Carol Housen

Vice Chair: Katie Phang

II. PROGRESS REPORTS

1. DRB File No. 23100, **1901 Convention Center Drive.**

Progress Report as per condition B(3) of the DRB Final Order, within ninety (90) days of the November 04, 2014 meeting, the applicant shall provide a progress report to the Design Review Board that includes an analysis of the proposed bus cueing, off-site staging areas, operating patterns, and potential trolley stops for the project, which are subject to the review and approval of staff. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

(Design Review Approval File No. 23100, approved November 04, 2014)

2. DRB File No. 23106, **1901 Convention Center Drive.**

Progress Report as per condition B(3) of the DRB Final Order, within ninety (90) days of the November 04, 2014 meeting, the applicant shall provide a progress report to the Design Review Board that includes an analysis of the sufficiency in the amount of public restrooms provided in relation to the projected occupancy of the Park, which is subject to the review and approval of staff. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

(Design Review Approval File No. 23106, approved November 04, 2014)

PROGRESS DISCUSSED

III. REQUESTS FOR CONTINUANCES

- a. DRB File No. 23044, **5750 North Bay Road.** The applicant, Christian de Berdouare, is requesting Design Review Approval for the construction of a new two-story single family home to replace the existing one-story home.

WITHDRAWN by Staff

- b. DRB File No. 23122, **800 South Pointe Drive – Apogee.** The applicant, Apogee Condominium Association Inc, is requesting Design Review Approval for exterior modifications to the existing building to include enclosing some exterior walkways.

CONTINUED to March 03, 2015 meeting – Phang / Delgado 5-0

- c. DRB File No. 23006, **4701 North Meridian Avenue –Miami Heart Villas.** The applicant, 4701 North Meridian, LLC c/o Ophir Sternberg, is requesting modifications to a previously approved Design Review Approval for the construction of eight (8) new residential villas on a surface parking lot of the former Miami Heart. Specifically, the applicant is requesting design modifications to the exterior finishes and architectural treatments of the elevations to the previously approved plans.

CONTINUED to May 05, 2015 meeting – Phang / Delgado 5-0

- d. 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 modifications to a previously issued Design Review Approval for the construction of a new mixed-use residential and commercial project. Specifically, the applicants are requesting to increase the height of the plaza and exterior design changes to the elevations and are also requesting variances to waive the minimum required pedestal and tower setbacks, sum of side yards pedestal and tower setbacks, and maximum building height.

CONTINUED to May 05, 2015 meeting – Phang / Delgado 5-0

- e. DRB File No. 23126, **659-737 West Avenue – Waves.** The applicant, KGM Equities LLC, is requesting Design Review Approval for a new six-story residential project on a vacant site and is also requesting variances to waive the minimum required pedestal and tower setbacks, sum of side yards pedestal and tower setbacks, and maximum building height.

CONTINUED to May 05, 2015 meeting – Phang / Delgado 5-0

- f. DRB File No. 23119, **1901 Alton Road.** The applicant, Wells Fargo Bank, is requesting Design Review Approval for the construction of a new five-story commercial building with accessory parking to replace a two-story bank. This project is proposed to take place in two phases as a phased development project.

CONTINUED to April 07, 2015 meeting – Phang / Delgado 5-0

IV. SINGLE FAMILY HOMES

1. Previously Continued

- a. DRB File No. 23110, **2382 Alton Road.** The applicant, Jig Family Holdings LLLP, is requesting Design Review Approval for façade

modifications to an existing pre-1942 architecturally significant two-story home.

APPROVED with conditions – Phang / Camargo 5-0 **8:57 am**

- b. DRB File No. 23112, **4255 North Meridian Avenue**. The applicant, Tracey Hunter, is requesting Design Review Approval for the construction of a new two-story single family home on a vacant lot, and a variance to exceed the maximum permitted height for a required yard.

DRB APPROVED with conditions – Phang / Turchin 5-0
VARIANCE APPROVED – Phang / Turchin 5-0 **9:21 am**

- c. DRB File No. 23113, **2801 Lucerne Avenue**. The applicants, Eric and Alexandra Fabrikant, are requesting Design Review Approval, for the construction of a new two-story single family home to replace the existing pre-1942 architecturally significant two-story home, and variances to waive the minimum required rear setback for a one-story accessory structure, and ~~to exceed the maximum permitted height for a required yard.~~

DRB APPROVED with conditions – Phang / Camargo 5-0
VARIANCE DENIED – Phang / Delgado 5-0 **9:58 am**

- c. DRB File No. 23116, **3026 North Bay Road**. The applicant, Starboard Florida IV, LLC is requesting Design Review Approval for the construction of a new two-story single family home to replace the existing two-story home, and variances to exceed the maximum permitted height for a required yard, and ~~to exceed the maximum permitted height for an accessory structure.~~

DRB APPROVED with conditions – Phang / Camargo 5-0
VARIANCE APPROVED – Phang / Delgado 5-0 **10:28 am**

- d. DRB File No. 23118, **3080 North Bay Road**. The applicant, 3080 North Bay Investment LLC, is requesting Design Review Approval for the construction of a new two-story single family home on a vacant lot, and variances to exceed the ~~maximum allowable lot coverage~~, to exceed the maximum permitted height for a required yard, and ~~to exceed the maximum permitted height for an accessory structure.~~

DRB APPROVED with conditions – Phang / Delgado 5-0
VARIANCE APPROVED – Phang / Delgado 5-0 **10:51 am**

- e. DRB File No. 22953, **247 Palm Avenue**. The applicant, Venstyle II, LLC, is requesting modifications to a previously issued Design Review Approval of a new single family home including a variance to exceed the maximum permitted building height

VARIANCE APPROVED with conditions – Phang / Camargo 5-0 **11:20 am**

- f. DRB File No. 22954, **271 South Coconut Lane**. The applicant, Venstyle III, LLC, is requesting modifications to a previously issued Design Review Approval of a new single family home including a variance to exceed the maximum permitted building height.

VARIANCE APPROVED with conditions – Camargo / Phang 5-0 11:50 am

- g. DRB File No. 23109, **235 South Hibiscus Drive**. The applicants, Jason and Carrie Wiesenfeld, are requesting modifications to a previously issued Design Review Approval of a new single family home including variances to waive the minimum required pool and pool deck setbacks, and the maximum permitted height for a required yard.

VARIANCES APPROVED with conditions – Phang / Delgado 5-0 12:00 pm

- h. DRB File No. 23114, **3591 Flamingo Drive**. The applicants, Marc Lehmann and Jean Kim, are requesting modifications to a previously issued Design Review Approval of a new single family home including a variance to exceed the maximum permitted height for a required yard

VARIANCE APPROVED with conditions – Phang / Turchin 5-0 12:19 pm

2. Modifications to previously approved projects

- a. DRB File No. 23069, **34 La Gorce Circle**. The applicant, 34 La Gorce Circle Partners LLC, is requesting modifications to a previously issued Design Review Approval of a new single family home including a variance to waive the required setback for a rooftop decorative structure.

VARIANCE APPROVED – Phang / Delgado 5-0 1:50 pm

- b. DRB File No. 23121, **510 Lakeview Court**. The applicants, Jason Rubell and Michelle Simkins, are requesting modifications to a previously issued Design Review Approval for the construction of a new two-story home to include variances to waive the required front and side setbacks for a tennis court fence and tennis court play surface.

VARIANCE APPROVED with conditions – Phang / Delgado 5-0 1:58 pm

3. New Applications

- a. DRB File No. 23042, **126 West San Marino Drive**. The applicant, Tara Realty LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home.

Turchin recused

DRB APPROVED with conditions – Phang / Delgado 4-0

MOTION TO RE-OPEN – Camargo / Delgado

DRB APPROVED with conditions – Phang / Delgado 4-0 2:21 pm

- b. DRB File No. 23124, **5840 North Bay Road**. The applicant, Barish Family Investments LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home.

DRB APPROVED – Phang/ Turchin 5-0 3:29 pm

- c. DRB File No. 23097, **1415 West 24 Street**. The applicant, Gary Manheimer, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing one-story home.

CONTINUED to April 07, 2015 meeting – Phang / Camargo 5-0 3:46 pm

II. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Modifications to previously approved projects

- a. DRB File No. 22943, **827 West 41st Street – Domino's**. The applicant, Domino's Pizza Inc., is requesting modifications to a previously approved Design Review Approval for the construction of a new single story commercial building to include a variance to waive the required setback for a FPL vault.

VARIANCE APPROVED with conditions –Phang / Turchin 5-0 2:17pm

V. NEXT MEETING DATE REMINDER

Tuesday, March 03, 2015 @ 8:30 a.m.

Denotes withdrawn variance