

DESIGN REVIEW BOARD AFTER ACTION

8:30 AM, Tuesday, November 03, 2015

CITY COMMISSION CHAMBERS

I. ATTENDANCE:

Board: Seven (7) of seven (7) members present: Carol Housen, Annabel Delgado-Harrington, John Turchin, Elizabeth Camargo, Katie Phang, Michael Steffens, and Deena Bell Llewellyn.

Staff: James G. Murphy, Laura Camayd, Michael Belush, Nicholas Kallergis

II. APPROVAL OF AFTER ACTION (OCTOBER 06, 2015)

APPROVED – Phang / Steffens 6-0 (Bell Absent)

8:39 AM

III. REQUESTS FOR CONTINUANCE/WITHDRAWALS

- a. DRB FILE NO. 23089, **22 Star Island Drive**. The applicant, Twenty Two Star Island LLC, is requesting modifications to a previous Design Review Approval for the construction of a new two-story single family home and the relocation / renovation of an existing pre-1942 architecturally significant two-story accessory structure, including variances. Specifically, the applicant is requesting a variance to exceed the maximum permitted height of two (2) one-story accessory structures located in the rear yard.

(ITEM WAS CONTINUED FROM OCTOBER 06, 2015)

WITHDRAWN WITHOUT PREJUDICE Phang / Steffens 6-0 (Bell absent) 8:40 AM

- b. DRB FILE NO. 23191, **31 Star Island Drive**. The applicants, Wayne and Wendy Holman, are 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 including a variance from the required side setback to retain an existing two story wood structure and variances from the required front and side setbacks for a tennis court fence and play surface and from the required side setback for lighting associated with the tennis court in order to retain an existing tennis court located in the front of the property.

(ITEM WAS CONTINUED FROM SEPTEMBER 01, 2015)

CONTINUED TO DECEMBER 01, 2015 – Phang / Turchin 6-0(Bell absent) 8:42 AM

- c. DRB FILE NO. 23204, **31 Venetian Way**. The applicant, Euroamerican Group Inc, is requesting Design Review Approval for the construction of a new five-story multifamily building which will replace four (4) existing three-story buildings.

CONTINUED TO FEBRUARY 02, 2015 – Phang / Turchin 6-0(Bell absent) 8:43 AM

IV. EXTENSIONS OF TIME

- a. DRB FILE NO. 23016, **1759 Bay Road**. The applicant, Cueto Miami, LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the partial demolition of an existing (1) one-story and (2) two-story warehouse building to accommodate a new 2nd floor addition.

(ITEM WAS APPROVED ON FEBRUARY 04, 2014)

APPROVED– Phang / Camargo 6-0(Bell absent)

8:43 AM

V. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. SINGLE FAMILY HOMES

1. MODIFICATIONS

- a. DRB FILE NO. 22980, **3401 Chase Avenue**. The applicants, Matthew and Natalie Turetsky, are requesting modifications to a previously issued Design Review Approval that included multiple variances. Specifically, the applicants are requesting to increase the height of the accessory structure from the previously granted height variance.

APPROVED – Phang / Bell 7-0

9:48 AM

2. NEW APPLICATIONS

- a. DRB FILE NO. 23205, **750 West 50th Street**. The applicant, Matthew Kaplan, is requesting Design Review Approval for the construction of a new two-story single family house to replace an existing pre-1942 architecturally significant one-story home including variances to exceed the maximum elevation permitted within required yards and to reduce the minimum required interior side setback for air conditioning units.

DRB APPROVED – Turchin / Phang 7-0

VARIANCE #1: APPROVED – Phang / Turchin 7-0

MOTION 1: VARIANCE #2: APPROVED – Phang / Turchin 2-5 **MOTION FAILED**
(Housen/Delgado/Camargo/Bell/Steffens)

MOTION 2: VARIANCE #2: **DENIED– Bell / Steffens 5-2 (Phang/Turchin) 8:55 AM**

- b. DRB FILE NO. 23206, **100 West San Marino Drive**. The applicant, Mega Miami Beach, LLC is requesting Design Review Approval for the construction of a new two-story single family house to replace an existing pre-1942 architecturally significant two-story home.

APPROVED – Delgado / Camargo 7-0

10:19 AM

- c. DRB FILE NO. 23215, **6342 North Bay Road**. The applicant, 6342 NBR LLC, is requesting Design Review Approval for the construction of a new two-story single family house to replace an existing pre-1942 architecturally significant two-story home.

APPROVED – Phang / Bell 7-0

10:40 AM

- a. DRB FILE NO. 23216, **429 North Hibiscus Drive**. The applicant, Amma Florida Land Trust, is requesting Design Review Approval for the construction of a new two-story single family house to replace an existing two-story home.

APPROVED – Turchin / Camargo 7-0

10:54 AM

- b. DRB FILE NO. 23217, **5446 North Bay Road**. The applicant, 5446 NBR LLC, is requesting Design Review Approval for the construction of a new second floor addition and a new one-story ground level addition to an existing two-story single family home.

APPROVED – Turchin / Camargo 6-0 (Phang absent)

12:42 PM

B. MULTI-FAMILY/COMMERCIAL/ OTHER

1. MODIFICATIONS

2. NEW APPLICATIONS

- a. DRB FILE NO. 23207, **6930 Collins Avenue**. The applicant, Golden Miles Shoppe Inc., is requesting Design Review Approval for the construction of a new three-story addition to an existing one-story commercial building.

APPROVAL W/ CONDITIONS– Turchin / Bell 6-0 (Phang absent)

12:55 PM

- a. DRB FILE NO. 23196, **1 Ocean Drive**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the renovations and improvements, including resurfacing and new landscaping, to an existing surface parking lot.

APPROVED – Phang / Bell 7-0

11:04AM

- b. DRB FILE NO. 23210, **240 76th Street**. The applicant, Museum Walk Apartments, LLC., is requesting Design Review Approval for the construction of a new pool and deck for the existing multifamily building including variances to reduce the required side facing a street setback for a pool and pool deck.

VARIANCE #1-2: APPROVED – Phang / Turchin 7-0

10:08 AM

- c. DRB FILE NO. 23211, **424 West 40th Street**. The applicant, Ahavas Torah Congregation, Inc., is requesting Design Review Approval for the construction of a new one-story religious institution in a single-family neighborhood to replace an existing pre-1942 architecturally significant one-story home, including variances to exceed the maximum allowable encroachment into required yards, to reduce the required rear setback and to exceed the maximum height of the rooftop curb. This item will also require a Conditional Use (religious institution) application to be reviewed and approved by the Planning Board.

Board Member: Bell recused at 11:19 AM
DRB APPROVED – Camargo / Turchin 6-0 (Bell Abstain)
VARIANCE #1: APPROVED – Phang / Turchin 6-0 (Bell Abstain)
VARIANCE #2-3: APPROVED – Phang / Turchin 6-0 (Bell Abstain)
VARIANCE #4: APPROVED – Phang / Camargo 6-0 (Bell Abstain) 11:19 AM

VI. FUTURE MEETING DATE REMINDER
Tuesday, December 01, 2015 @ 8:30 AM

VII. ADJOURNMENT: 1:20PM

~~Denotes withdrawn variance~~