

## DESIGN REVIEW BOARD AFTER ACTION

9:30 AM Tuesday, January 15, 2016 | CITY COMMISSION CHAMBERS

### I. ATTENDANCE:

**Board:** Six (6) of six (6) members present: Carol Housen, Annabel Delgado-Harrington, John Turchin, Elizabeth Camargo, Michael Steffens, and Deena Bell Llewellyn.

**ABSENT:** Katie Phang

**Staff:** James G. Murphy, Laura Camayd, Irina Villegas, Nicholas Kallergis, and Eve Boutsis

### II. APPROVAL OF AFTER ACTION DECEMBER 01, 2015

**APPROVED – Camargo / Turchin 6-0**

**9:33 AM**

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### III. DISCUSSION ITEMS

#### A. SELECTION OF CHAIR AND VICE-CHAIR

**MOTION TO RE-APPOINT CAROL HOUSEN AS CHAIR AND KATIE PHANG AS VICE CHAIR – Turchin / Steffens 6-0**

**9:33 AM**

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#### B. STAFF UPDATE ON SINGLE FAMILY HOMES REGULATIONS

**DISCUSSED**

**9:49 AM**

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### IV. RESOLUTIONS

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, TO REQUIRE ALL NEW SINGLE FAMILY HOMES TO OBTAIN DESIGN REVIEW BOARD APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT REGARDLESS OF YEAR OF CONSTRUCTION OR IF IT'S ON A VACANT LAND.

**Turchin / Steffens 6-0**

**11:10 AM**

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### V. REQUESTS FOR CONTINUANCE/WITHDRAWALS

A. DRB FILE NO. 23201, **1691 Michigan Avenue**. The applicants, 1691 Michigan Avenue Investments LP, are requesting Design Review Approval for exterior alterations to the façade of an existing six-story building. Specifically, modifications to the ground floor storefront façade and sign variances.

**(VARIANCES PREVIOUSLY CONTINUED FROM OCTOBER 06, 2016)**

**CONTINUED TO APRIL 05, 2016 Steffens / Turchin 6-0**

**9:37 AM**

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- B. DRB FILE NO. 23233, **1824 Alton Road**. The applicant, Saber 1800 Alton LLC, is requesting Design Review Approval for the construction of a new four-story commercial building including a variance to reduce the minimum required rear setback to replace a one-story gasoline and service station. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

**(ITEM HAS NOT BEEN HEARD BY PLANNING BOARD)**

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**CONTINUED TO MARCH 01, 2016 – Delgado / Bell 6-0**

**9:38 AM**

**VI. REQUEST FOR EXTENSIONS OF TIME**

- A. DRB File No. 23040, **1845 Bay Road**. The applicant, Santander La Marinera LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the total demolition of an existing two-story building to construct a new two-story mixed use building.

**(ITEM WAS APPROVED AT THE MAY 06, 2014 MEETING)**

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**APPROVED – Turchin / Stefens 6-0**

**9:43 AM**

- B. DRB File No. 23051 and BOA File No. 3710, **10 South Shore Drive**. The applicant, K & R Two LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval and a (1) one-year Extension of Time for a previously issued Board of Adjustment for variances associated with the new development for the construction of a new (5) five-story, (6) six-unit residential building to replace a (1) one-story residential building including variances.

**(DESIGN REVIEW WAS APPROVED AT THE JUNE 03, 2014 MEETING)**

**(VARIANCES WERE APPROVED AT THE BOA JUNE 06, 2014 MEETING, PURSUANT TO BOA FILE NO. 3710)**

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**APPROVED – Camargo / Turchin 6-0**

**9:44 AM**

**VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL**

**A. SINGLE FAMILY HOMES**

**1. NEW APPLICATIONS**

- a. DRB File No. 23226, **409 East Dilido Drive**. The applicant, 409 E Dilido Dr 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 single family home.

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**APPROVED – Steffens / Bell 6-0**

**9:51 AM**

- b. DRB File No. 23228, **3454 Royal Palm Avenue**. The applicant, David Solomon, 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 single family home.

**APPROVED – Steffens / Bell 6-0**

**10:02 AM**

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- c. DRB File No. 23229, **1433 West 22<sup>nd</sup> Street**. The applicant, 1433 W 22<sup>nd</sup> 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 single family home.

**APPROVED – Steffens / Delgado 6-0**

**10:02 AM**

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- d. DRB File No. 23234, **2924 Prairie Avenue**. The applicants, 2924 Prairie Partners 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 single family home.

**APPROVED – Turchin / Bell 6-0**

**10:42 AM**

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- e. DRB File No. 23208, **5512 La Gorce Drive**. The applicant, Biana 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 single family home.

**CONTINUED TO APRIL 05, 2016 – Camargo / Turchin 6-0**

**11:05 AM**

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- f. DRB File No. 23219, **6016 La Gorce Drive**. The applicant, Marce L. Sanchez is requesting Design Review Approval for the construction of one- and two-story additions to an existing pre-1942 architecturally significant two-story single-family home including a variance to reduce the interior side setback for a building structure, after-the-fact variances to reduce the required rear and side setbacks for a pool deck and to retain existing pavement within the easement area located within the adjacent golf course.

**DRB APPROVED – Steffens / Bell 6-0**

**VARIANCE # 1 APPROVED – Steffens / Bell 6-0**

**VARIANCE # 2-4 APPROVED – Steffens / Bell 6-0**

**11:37 AM**

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**B. MULTI-FAMILY/COMMERCIAL/ OTHER**

**1. PREVIOUSLY CONTINUED**

- a. DRB FILE NO. 23194, **6800 Indian Creek Drive**. The applicant, 6800 Indian Creek, LLC is requesting Design Review approval for the construction of a new twelve-story (140' high) multi-family building on a vacant site, including a variance to eliminate the residential or commercial use requirement for all floors

of a building containing parking spaces at the ground level along every facade facing a street.

**(DESIGN WAS PREVIOUSLY CONTINUED FROM DECEMBER 01, 2015)**

**DRB APPROVED – Steffens / Turchin 6-0**

**11:45 AM**

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**2. NEW APPLICATIONS**

- a. DRB File No. 23230, **7615 Harding Avenue**. The applicant, 608 Investments LLC, is requesting Design Review Approval for the construction of a new detached five-story addition to an existing two-story multifamily building including variances to reduce the required rear setback for building and to reduce the required rear and side setback for parking.

**DRB APPROVED – Turchin / Steffens 6-0**

**VARIANCE # 1-2 APPROVED – Steffens / Bell 6-0**

**VARIANCE # 3 APPROVED – Steffens / Delgado 6-0**

**12:42 PM**

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- b. DRB File No. 23232, **450 Alton Road**. The applicant, Icon Condominium, is requesting Design Review Approval for exterior design modifications to an existing outdoor pool deck level, including new shade structures, landscaping and installation of additional outdoor features.

**DRB APPROVED – Turchin / Bell 6-0**

**12:22 PM**

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- c. DRB File No. 23220, **1787 Purdy Avenue**. The applicant, TB Purdy Restaurant, LLC is requesting Design Review Board approval for exterior design modifications and the construction of proposed structures including an new elevator, exterior open-air staircase and rooftop trellis/canopy to an existing two-story commercial structure ~~including a variance to exceed the hours of operations for an outdoor bar counter~~. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

**(ITEM WAS APPROVED BY PLANNING BOARD ON 12/15/15)**

**DRB APPROVED – Turchin / Steffens 6-0**

**12:57 PM**

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**VIII. FUTURE MEETING DATE REMINDER**  
**Tuesday, February 02, 2016 @ 8:30 AM**

**IX. ADJOURNMENT: 1:18 PM**

~~Denotes withdrawn variance~~