



### DESIGN REVIEW BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY November 7, 2006

#### I. REQUESTS FOR CONTINUANCES

1. DRB File No. 19646, 4100-4130 Pine Tree Drive, 300-344 42<sup>nd</sup> Street, & 4119 Sheridan Avenue. The applicant, City National Bank of Florida, is requesting Design Review Approval for the construction of a new 7-story multifamily building, to replace an existing grade level parking lot.

#### CONTINUED TO DECEMBER 5, 2006

2. DRB File No. 19836, 1681-1683 West Avenue – **Lincoln Square**. The applicant, 1681 West Avenue L.L.C. is requesting Design Review Approval for the construction of a new 5-story mixed-use, commercial-residential project.

#### CONTINUED TO DECEMBER 5, 2006

#### II. CLARIFICATION OF CONDITIONS

1. DRB File No. 9191, **1500 Bay Road** – **The Flamingo**. Pursuant to Section 118-256 of the City Code, the City of Miami Beach Planning Department is requesting that the Design Review Board provide a Clarification of Conditions with regard to a specific condition in the Final Order for the project, pertaining to the construction of a public baywalk.

#### CONTINUED TO DECEMBER 5, 2006

#### III. REQUESTS FOR EXTENSIONS OF TIME

1. DRB File No. 18379, 1341 15<sup>th</sup> Terrace – **PRISM**. The applicant, South Stone, L.L.C., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Design Review Approval for the construction of a new 5-story condominium.

#### APPROVED

#### IV. NEW BUSINESS

1. Discussion: “Green Building Presentation” – with Rob Hink and Jordanna Rubin.

#### CONTINUED TO DECEMBER 5, 2006

V. PREVIOUSLY CONTINUED APPEALS OF ADMINISTRATIVE DECISIONS

1. DRB File No. 19698, 460 41<sup>st</sup> Street. The applicant, Grenald Properties, is appealing a staff decision, and requesting Design Review Approval for the installation of accordion shutters at the street level.

**NO ACTION TAKEN**

VI. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Matters

- a. DRB File No. 18871, 929-939 Alton Road. The applicant, Alton Sobe, L.L.C., is requesting Design Review Approval for the construction of a new, 5-story mixed-use project, on a site which previously contained two (2) single story apartment buildings.

**NO ACTION TAKEN**

- b. DRB File No. 19315, 49-53 Collins Avenue. The applicant, Southpointe Heights, L.L.C., is requesting Design Review Approval for the construction of a new 7-story mixed-use residential/retail structure, which will replace an existing parking lot.

**APPROVED**

- c. DRB File No. 19654, 1255 West Avenue – **1255 West Condos**. The applicants, Michael Muskat, Phillip Muskat, and 1247 Bayview Dev. Corp., are requesting Design Review Approval for the construction of a new 6-story multifamily building, to replace two (2) existing single story homes, and one (1) existing 2-story building, to be demolished.

**APPROVED**

- d. DRB File No. 19649, 234-246 Jefferson Avenue – The applicant, The Housing Authority of the City of Miami Beach, is requesting Design Review Approval for the construction of a new 4-story structure for low-income elderly housing, on a vacant lot.

**APPROVED**

2. New Projects

- a. DRB File No. 19774, 321-327 Michigan Avenue and 927 3<sup>rd</sup> Street. The applicant, The Housing Authority of the City of Miami Beach, is requesting Design Review Approval for the construction of two (2) new 4-story buildings for low-income elderly housing on vacant lots.

**CONTINUED TO DECEMBER 5, 2006**

- b. DRB File No. 19839, 3186 Prairie Avenue – **Massolo Residence**. The applicants, Art and Jen Massolo, are requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home,

including the construction of second story additions to the existing single story portions of the home.

**APPROVED**

- c. DRB File No. 19838, 5346 Pinetree Drive – **Gonya Residence**. The applicants, Patrick and Juliet Gonya, are requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the construction of an addition over the existing courtyard.

**APPROVED**

- d. DRB File No. 19840, 845 82<sup>nd</sup> Street & 8225 Hawthorne Avenue– **Residences at Biscayne Beach**. The applicant, Rosa Martinez, is requesting Design Review Approval for the construction of a four (4) story, multi-family residential project, which will replace two (2) existing single story structures, to be demolished.

**CONTINUED TO DECEMBER 5, 2006**

- e. DRB File No. 19837, 8421 Crespi Blvd. The applicant, U.R.U. 1 L.L.C. is requesting Design Review approval for the construction of a new 3-story multifamily building on a vacant lot.

**APPROVED**

- f. DRB File No. 19835, 7620 Dickens Avenue. The applicant, Diego Pineiro, is requesting Design Review Approval for the construction of a new 3-story multifamily building, to replace an existing single story building, to be demolished.

**APPROVED**

VII. NEXT MEETING DATE REMINDER  
**Tuesday, December 5, 2006 @ 8:30 a.m.**