



PLANNING DEPARTMENT

DESIGN REVIEW BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY December 5, 2006

I. REQUESTS FOR CONTINUANCES

1. DRB File No. 19646, 4100-4130 Pine Tree Drive, 300-344 42nd 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. **[The applicant is requesting a continuance to January 2, 2007.]**

Continued to January 2, 2007

2. DRB File No. 19774, 321-327 Michigan Avenue and 927 3rd 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 January 2, 2007

3. DRB File No. 19697, 6900-6924 Collins Avenue, 201-239 69th Street, 6901-6925 Harding Avenue – **Canyon Ranch West**. The applicant, Komoko Corp., is requesting Design Review Approval for the construction of a new 5-story mixed-use, residential/retail/convention center development, which will replace the existing single story structure, to be demolished.

Moved to February 6, 2007

4. DRB File No. 9024, 1330 West Avenue – **The Waverly**. The applicant, Waverly at South Beach Condominium Association, is requesting a re-hearing of a previously issued Clarification of Conditions for a previously issued Design Review Approval for a hi-rise multi-family tower, in order to eliminate the requirement of a public baywalk. If the request for a re-hearing is granted, the matter shall be heard immediately. **[The applicant is requesting a continuance to February 6, 2007.]**

Continued to February 6, 2007

II. REQUESTS FOR EXTENSIONS OF TIME

1. DRB File No. 18332, 2000 Normandy Drive – **Normandy Place**. The applicant, Hoi-Sang Yeung, 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 4-story mixed-use project on a vacant lot.

APPROVED

2. DRB File No. 18333, 6800 & 7000 Fisher Island Drive – **Palazzo Del Sol & Palazzo Del Luna**. The applicant, Fisher Island Holdings, 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 two (2) new 10-story multifamily buildings on a vacant lot.

APPROVED

III. NEW BUSINESS

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

Discussed

2. Discussion: Lifeguard Stands.

Discussed: DRB recommends that the City Commission establish design oversight for future lifeguard stands, as well as consider implementing a design competition for future stands.

IV. 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 February 6, 2007

V. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. DRB File No. 19070, 1201-1215 West Avenue – **New Chelsea Lofts**. The applicant, 1201 Chelsea, L.L.L.P, is requesting modifications to a previously issued Design Review Approval for the construction of a new 6-story multifamily building on a vacant lot. Specifically the applicant is proposing modifications to the previously approved exterior facades.

Continued to January 2, 2007

VI. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Matters

- a. 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.

APPROVED

- b. DRB File No. 19840, 845 82nd 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.

APPROVED

2. New Projects

- a. DRB File No. 19944, 119 East 2nd Court – **Hagen Residence**. The applicant, Barbara Hagen is requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant single family home, including the construction of a 2-story ground level addition at the rear of the home and single story addition at the front.

APPROVED

- b. DRB File No. 19941, 7143 Bonita Drive – **Bonita Lofts**. The applicant, Osmani Enterprises, is requesting Design Review Approval for the construction of a new 5-story multifamily building, which will replace two (2) existing 2-story buildings, to be demolished.

APPROVED

- c. DRB File No. 19942, 805-811 81st Street. The applicant, 81st Street Partners, L.L.C., are requesting Design Review Approval for the construction of a new 4-story multifamily building, which will replace two (2) existing single story buildings, to be demolished.

APPROVED

- d. DRB File No. 19943, 1100 West Avenue – **Mondrian Condo Hotel**. The applicant, 1100 West Properties, L.L.C., is requesting Design Review Approval for modifications to the existing 16-story building, including the replacement of windows, doors, balconies, and railings.

APPROVED

- e. DRB File No. 19940, 2301 Alton Road – **Miami Beach Golf Club Cart Storage Facility**. The applicant, the City of Miami Beach is requesting Design Review Approval for the construction of a new single story golf cart storage facility, located to the north of the existing clubhouse.

APPROVED

- f. DRB File No. 19975, 95 Alton Road – **South Pointe Pump Station**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the construction of a new single story wastewater booster station on a vacant lot.

APPROVED

- g. DRB File No. 19976, 3485 Sheridan Avenue – **Single Family Home**. The applicant, Mike Mere, is requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant single family home, including the construction of a new 2-story ground level addition and detached 2-story addition.

APPROVED

3. NEXT MEETING DATE REMINDER
Tuesday, January 2, 2007 @ 8:30 a.m.