

DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, April 07, 2015
CITY COMMISSION CHAMBERS

ATTENDANCE:

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

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

I. DISCUSSION ITEMS

Discussion: on Quasi-judicial hearings 101

ITEMS DISCUSSED- No Action Taken

II. REQUESTS FOR CONTINUANCES

- a. DRB File No. 23151, **1844 West 23rd Street**. The applicant, 1844 W 23rd LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing two-story pre-1942 architecturally significant two-story home.

CONTINUED to JUNE 02, 2015 – Phang / Turchin 7-0

8:53 AM

- b. DRB File No. 23152, **6332 Alton Road**. The applicant, Monique Selman, 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.

CONTINUED to JUNE 02, 2015 meeting – Phang / Camargo 7-0

8:54 AM

- c. 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 MAY 05, 2015 meeting – Phang / Turchin 7-0

8:55 AM

- 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 / Camargo 7-0 8:56 AM

- 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 / Camargo 7-0 8:56 AM

III. SINGLE FAMILY HOMES

1. Previously Continued

- a. 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.

APPROVED – Phang / Turchin 7-0 8:58 AM

- b. DRB File No. 23089, **22 Star Island Drive.** The applicant, Twenty Two Star Island LLC, is requesting 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 to waive the minimum required interior side yard setbacks and minimum required sum of the side yard setbacks, and a variance to exceed the maximum permitted building height.

Board Member: Phang recused

DRB MODIFICATIONS APPROVED – Steffens / Bell 6-0

VARIANCE #1 APPROVED-w/ modifications – Steffens / Turchin 6-0

VARIANCE #2 APPROVED w/ modifications – Steffens / Turchin 6-0

VARIANCE #3 APPROVED –Turchin / Delgado 5-1 (Steffens)

VARIANCE #4 APPROVED – Steffens / Delgado 6-0

9:40 AM

2. Modifications to previously approved projects

- a. DRB File No. 23057, **1826 West 23rd Street.** The applicant, 1826 W 23rd St LLC, is requesting modifications to a previously approved Design Review Approval of a new single family home including a variance to exceed the maximum elevation within required yards.

VARIANCE APPROVED – Phang / Steffens 7-0 10:30 AM

- b. DRB File No. 23036, **4528 Prairie Avenue (lot 13).** The applicant, 4528 Prairie Avenue LLC, is requesting modifications to a previously approved Design Review Approval of a new single family home including a variance to exceed the maximum elevation within required yards.

VARIANCE APPROVED – Phang / Camargo 7-0 10:34 AM

- a. DRB File No. 23037, **4528 Prairie Avenue (lot 12)**. The applicant, 4528 Prairie Avenue LLC, is requesting modifications to a previously approved Design Review Approval of a new single family home including a variance to exceed the maximum elevation within required yards.

VARIANCE APPROVED – Phang / Camargo 7-0 **10:34 AM**

3. New Applications

- a. DRB File No. 23143, **44 Star Island**. The applicant, Shay Kostiner, 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.

Board Member: Turchin recused

1ST MOTION: APPROVAL w/ conditons – Phang / Housen 2-3 (Steffens/Bell/Delgado) MOTION FAILED

2nd MOTION: APPROVAL w/ Landscaping Plan to be bifurcated – Phang / Camargo 3 (Phang / Camargo /HOUSEN) - 3 (Steffens/Bell/Delgado) MOTION FAILED

3rd MOTION: ITEM CONTINUED TO JULY 07, 2015 – Steffens/Bell 4-2 (Phang, Housen) **10:44 AM**

- b. DRB File No. 23141, **460 West 62 Street**. The applicants, Paul and Ceyda Buechele, are requesting Design Review Approval for the construction of a new two-story single family home to replace an existing one-story single family home.

APPROVED with conditions – Phang / Steffens 7-0 **1:28 PM**

- c. DRB File No. 23155, **7 Farrey Lane**. The applicant, Rene Gonzalez, is requesting Design Review Approval for the construction of a new three story single-family residence on a vacant parcel, including variances to waive the required side setbacks to reconstruct the existing dock, to waive the required front setback for parking, and to waive the minimum lot size to construct a new single family home.

DRB APPROVED w/ conditions – Phang / Turchin 7-0

VARIANCE #1 APPROVED – Phang / Delgado 7-0

VARIANCE #2 APPROVED – Phang / Delgado 7-0

VARIANCE #3 APPROVED– Phang /Camargo 7-0 **1:43 PM**

- d. DRB File No. 23146, **3185 Royal Palm Avenue**. The applicant, 3185 Royal Palm Avenue LLC, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing one-story pre-1942 architecturally significant two-story home.

APPROVED with conditions – Phang / Steffens 7-0 **2:51 PM**

- e. DRB File No. 23153, **4354 Alton Road**. The applicant, Rhianon M. Pedro, is requesting Design Review Approval for the construction of a new two-story single family home on a vacant lot, including variances to exceed the maximum elevation within required yards, to waive the required rear setback and to waive the front setback for a pool.

CONTINUED TO JULY 07, 2015 meeting – Phang / Turchin 7-0 **3:29 PM**

- f. DRB File No. 23150, **191 North Hibiscus Drive**. The applicant, Marc Laukien, 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, including variances to exceed the maximum elevation within required yards and to waive the interior side setback for a two-story accessory structure.

Board Member: Camargo recused and does not return; Phang left at 5:00 PM
CONTINUED to JUNE 02, 2015 meeting – Delgado / Steffens 5-0 5:00 PM

- g. DRB File No. 23149, **19 Palm Avenue**. The applicants, Dean Carr and Melissa Carr, are requesting Design Review Approval for the construction of a new two-story single family home to replace an one-story home, including variances to exceed the maximum elevation within required yards, and to waive the required rear setback for a two-story accessory structure.

ITEM TABLED 4:45 PM
MOTION TO OPEN THE ITEM – Delgado / Bell 5-0
CONTINUED to MAY 05, 2015 meeting –Steffens / Bell 5-0 5:35 PM

II. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Modifications to previously approved projects

- a. DRB File No. 22876, **1312 14th Terrace**. The applicant, West Avenue Development LLC, is requesting a modification to a previously issued Design Review Approval for the construction of a new four-story multifamily building on a vacant site. Specifically, the applicant is requesting design modifications to the exterior finishes and changes to the elevations and floor plans.

APPROVED – Turchin / Bell 5-0 5:45 PM

- b. DRB File No. 23027, **1966 Biarritz Drive**. The applicant, ACM GROUP LLC, is requesting modifications to a previously approved Design Review Approval for the construction of a new four-story, six-unit residential building on a vacant site including variances to waive the required width for a two-way driveway and to waive the required width for a driveway entrance.

VARIANCE #1 APPROVED – Phang / Delgado 7-0
VARIANCE #2 APPROVED– Phang / Camargo 7-0 4:41 PM

2. New Applications

- a. DRB File No. 23148, **40 Island Avenue**. The applicant, Ferrado Lido LLC, is requesting Design Review Approval for the construction of a new shade canopy structure visible from Biscayne Bay in the rear of an existing hotel property.

APPROVED with conditions – Phang / Turchin 7-0 4:39 PM

- b. DRB File No. 23147, **25-135 North Shore Drive**. The applicant, Normandy Ventures LLC, is seeking to obtain variances to exceed the

maximum projection into the waterway in order to construct a total of ~~8~~ **4** piers including the mooring of ~~15~~ **8** vessels at the south and east sides of the townhome development.

VARIANCE #1: WITHDRAWN BY THE APPLICANT

VARIANCE#2 APPROVED with conditions – Bell / Turchin 5-0

5:53 PM

- IV. NEXT MEETING DATE REMINDER
Tuesday, May 05, 2015 @ 8:30 a.m.

~~Denotes withdrawn variance~~