

## DESIGN REVIEW BOARD AFTER ACTION

8:30 AM Tuesday, December 01, 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, Ricardo Guzman, Irina Villegas, Nicholas Kallergis, and Aleksandr Boksner.

### II. APPROVAL OF AFTER ACTION (NOVEMBER 03, 2015)

**APPROVED – Phang / Steffens 7-0**

**8:44 AM**

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### III. REQUESTS FOR CONTINUANCE/WITHDRAWALS

a. DRB FILE NO. 23039, 8421-7 Crespi Boulevard. The applicant, Pierre Elmaleh, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new five-story, eighteen-unit residential building to replace a two-story multifamily residence and vacant site including variances.

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

**WITHDRAWN WITHOUT PREJUDICE Phang / Camargo 7-0**

**8:45 AM**

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b. DRB FILE NO. 23190, **1000 West Avenue**. The applicant, Mirador 1000 Condominium Association, is requesting Design Review Approval for façade modifications of an existing sixteen-story building. Specifically, to replace existing concrete balcony railings on all sides of the building with glass railings.

**(ITEM WAS CONTINUED FROM: JUL. 07, 2015 | SEPT. 01, 2015 | OCT. 06, 2015)**

**WITHDRAWN WITHOUT PREJUDICE – Phang / Bell 7-0**

**8:47 AM**

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### IV. APPLICATIONS FOR DESIGN REVIEW APPROVAL

#### A. 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.

**(ITEM WAS CONTINUED FROM OCTOBER 06, 2015)**

**VARIANCE APPROVED – Phang / Turchin 7-0**

**DESIGN WAS CONTINUED TO JANUARY 15, 2016**

**8:53 AM**

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## 2. MODIFICATIONS

- a. DRB FILE NO. 23103, **1111 Lincoln Road and 1666 Lenox Avenue**. The applicant, MBEACH1 LLLP, is requesting modifications to a previously issued Design Review Approval for a proposed new two-story mixed-use structure that included variances and the partial demolition of one floor of office space in the existing eight-story office building to accommodate additional parking and restaurant space. Specifically, the applicant is proposing to construct an exterior open-air staircase along the existing eight-story office building.

**APPROVED – Phang / Steffens 7-0**

**8:48 AM**

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- b. DRB FILE NO. 23206, **4000 Alton Road**. The applicant, Talmudic University, is requesting modifications to a previously issued Design Review Approval for the construction of a new five-story addition to the front of the existing building for accessory uses, and a new eight-story detached multifamily building on the south side of the property. This project is proposed to take place in two (2) phases as a phased development project. Specifically, design modifications to the new five-story addition to the front of the existing building in order to increase the overall height of the structure.

**APPROVED – Steffens / Bell 6-0 (Phang absent)**

**10:12 AM**

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## 3. NEW APPLICATIONS

- a. DRB File No. 23218, **1450 Lincoln Road**. The applicant, Ronald Stroia, is requesting Design Review Approval to reconstruct an existing projecting marine structure/deck located along the waterside of the property including a variance to reduce the required seaward side yard setback for a deck.

**VARIANCE APPROVED – Phang / Bell 7-0**

**10:21 AM**

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- b. DRB File No. 23212, **1787 Normandy Drive**. The applicant, Santina Bevilacqua, is requesting Design Review Approval for the construction of a new three-story multi-family building on a vacant lot including variances to reduce the front and rear setbacks for the building, to reduce the rear and side setbacks for parking, and to reduce the entry driveway and the interior two-way driveway width.

**DRB APPROVED – Phang / Bell 7-0**

**VARIANCE #1 & #2 APPROVED – Phang / Bell 7-0**

**VARIANCE #3 & #4 APPROVED – Phang / Bell 7-0**

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**VARIANCE #5 & #6 APPROVED – Phang / Bell 7-0**

**10:27AM**

- c. DRB File No. 23221, **7645 Carlyle Avenue**. The applicant, Carlyle 77 Investments LLC, is requesting Design Review approval for the construction of a new three-story six-unit townhome project on a vacant parcel including variances from the minimum lot size area requirements, to reduce the required front, side facing a street, sum of the sides and rear pedestal setbacks, to exceed the maximum allowed projection into the front and side facing a street yards, and to exceed the maximum height for stair railings facing a street. This item will also require a Conditional Use (mechanical parking) application to be reviewed and approved by the Planning Board.

**DRB APPROVED – Phang / Camargo 7-0**

**VARIANCE #1 APPROVED – Phang / Camargo 7-0**

**VARIANCE #2, #3, #4 & #5 APPROVED – Phang / Camargo 7-0**

**VARIANCE #6 & #7 APPROVED – Phang / Camargo 7-0**

**11:03 AM**

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**B. SINGLE FAMILY HOMES**

**1. PREVIOUSLY CONTINUED**

- a. 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 SEPT. 01, 2015 | NOV. 03, 2015)**

**Elizabeth Camargo left the chambers at 12:45 PM**

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

**TREE HOUSE VARIANCE WAS WITHDRAWN BY THE APPLICANT**

**TENNIS COURT VARIANCES APPROVED – Phang / Turchin 6-0**

**12:54 PM**

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**2. NEW APPLICATIONS**

- a. DRB File No. 23222, **4530 Alton Road**. The applicant, Arghouse 1 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 / Phang 6-0**

**2:03 PM**

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- b. DRB File No. 23223, **2900 Prairie Avenue**. The applicants, Eyal Weinstein and Gabriela Oliwkowicz Weinstein, 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 single family home.

**APPROVED – Turchin / Phang 6-0**

**2:14 PM**

- c. DRB File No. 23225, **6051 North Bay Road**. The applicants, Dennis Carson and Deena Butter, are requesting Design Review approval for the construction of a new two-story home to replace an existing pre-1942 architecturally significant two-story home.

**APPROVED – Phang / Turchin 4-3 (Camargo / Bell / Steffens)**

**11:23 AM**

- d. DRB File No. 23224, **44 Star Island Drive**. 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**

**APPROVED – Phang / Bell 5-0**

**2:38 PM**

- V. **FUTURE MEETING DATE REMINDER**  
**Tuesday, January 15, 2016 @ 9:30 AM**

- VI. **ADJOURNMENT: 3:20 PM**

~~Denotes withdrawn variance~~