

DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, March 03, 2015
CITY COMMISSION CHAMBERS

ATTENDANCE:

Board: Five (5) of five (5) members present: Carol Housen, Annabel Delgado-Harrington, John Turchin, and Elizabeth Camargo and Katie Phang

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

I. DISCUSSION ITEMS

Discussion: Proposed Demolition Procedures Ordinance.

ITEMS DISCUSSED- No Action Taken

II. REQUESTS FOR CONTINUANCES

- a. ~~DRB File No. 23069, **34 La Gorce Circle**. The applicant, 34 La Gorce Circle Partners LLC, is requesting modifications to a previously issued Design Review Approval of a new single family home including a variance to exceed the maximum elevation within required yards in order to construct a pool and deck in the rear yard.~~

WITHDRAWN by Applicant

- b. DRB File No. 23122, **800 South Pointe Drive – Apogee**. The applicant, Apogee Condominium Association Inc, is requesting Design Review Approval for exterior modifications to the existing building to include enclosing some exterior walkways.

CONTINUED to May 05, 2015 meeting – Phang / Turchin 5-0

8:38 AM

- c. 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 April 07, 2015 meeting – Phang / Camargo 5-0

8:40 AM

- d. 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 April 07, 2015 meeting – Phang / Camargo 5-0 8:40 AM

III. SINGLE FAMILY HOMES

1. Previously Continued

- a. ~~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 to replace an existing pre-1942 architecturally significant two-story home.~~

ITEM WILL BE HEARD AS A NEW APPLICATION-No action needed

2. Modifications to previously approved projects

- a. DRB File No. 23079, **500 West DiLido Drive**. The applicant, Ramin Alexasin, is requesting modifications to a previously issued Design Review Approval of a new single family home to include an active roof deck.

APPROVED – Phang / Turchin 5-0 8:45 AM

- b. DRB File No. 23144, **2142 North Bay Road**. The applicant, 2142 MB Property, 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 5-0 8:46 AM

- a. DRB File No. 23145, **2128 North Bay Road**. The applicant, 2128 North Bay Road, 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 / Turchin 5-0 8:46 AM

3. New Applications

- a. 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 APPROVED with conditions – Turchin / Camargo 4-0

VARIANCES CONTINUED TO APRIL 07, 2015 8:51 AM

- b. DRB File No. 23125, **609 East DiLido Drive**. The applicants, Greg Gould and Denmark Land Company (FL), LLC, 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.

APPROVED with conditions – Phang / Delgado 5-0 **10:06 AM**

- c. DRB File No. 23136, **150 South Hibiscus Drive**. The applicant, Steven P. Raia Living Trust, is requesting Design Review Approval for the partial demolition and the addition of a one story garage to the existing home including a variance to exceed the maximum permitted lot coverage.

VARIANCE APPROVED with conditions – Camargo / Turchin 5-0 **10:19 AM**

- d. DRB File No. 23140, **2324 Bay Avenue**. The applicants, Dennis and Susan Richard, are requesting Design Review Approval for the construction of additions to an existing pre-1942 architecturally significant two-story home including a variance to exceed the maximum building height.

DRB APPROVED with conditions – Phang / Delgado 5-0
VARIANCES APPROVED with conditions – Phang / Delgado 5-0 **10:37 AM**

- e. DRB File No. 23142, **4440 Prairie Avenue**. The applicant, Moone MB, LLC., is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing two-story single family home including variances to waive the minimum lot width, required side and sum of the side setbacks, to waive the required setbacks for the water's edge of a pool and pool deck and to exceed the maximum elevation within required yards.

DRB APPROVED with conditions – Phang / Delgado 5-0
VARIANCES APPROVED with conditions – Phang / Camargo 5-0 **11:13 AM**

- f. 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.

CONTINUED to April 07, 2015 meeting – Phang / Delgado 5-0 **8:42 AM**

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.

CONTINUED to April 07, 2015 meeting – Phang / Delgado 5-0 **8:43 AM**

2. New Applications

- a. DRB File No. 23129, **8701 Collins Avenue**. The applicant, 8701 Collins Development, LLC, is requesting Design Review Approval for the

construction of a new twenty-story residential building to replace an existing building.

APPROVED with conditions – Phang / Turchin 5-0

1:32 PM

- b. DRB File No. 23139, **8204 Harding Avenue**. The applicant, Shore Club Suites, LLC., is requesting Design Review Approval for the construction of a new four (4) story residential building including mechanical parking and variances to waive the required width for a two way driveway, to waive the minimum pedestal front, interior side and sum of the side setbacks.

DRB APPROVED with conditions – Phang / Turchin 5-0

VARIANCES APPROVED with conditions – Phang / Turchin 5-0

12:46 PM

III. RESOLUTIONS

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, ENCOURAGING THE CITY TO HIRE A LANDSCAPE ARCHITECT TO PROCEED WITH A PARK MASTER PLAN FOR NORTH BEACH OPEN SPACE PARK; AND TO PROCEED WITH THE IMPLEMENTATION OF THAT PLAN AS SOON AS POSSIBLE.

Turchin / Phang 5-0

2:55 PM

IV. NEXT MEETING DATE REMINDER

Tuesday, April 07, 2015 @ 8:30 a.m.

~~Denotes withdrawn variance~~