

DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, May 05, 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

I. APPROVAL OF AFTER ACTION (APRIL 07, 2015)

APPROVED – Steffens / Bell 7-0 **9:22 AM**

II. CITY ATTORNEY UPDATES: Discussion on Robert's Rules 101

CONTINUED to JUNE 02, 2015 meeting **8:35 AM**

III. REQUESTS FOR CONTINUANCES/WITHDRAWALS

- a. 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.

WITHDRAWN w/o PREJUDICE **8:37 AM**

- b. 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 JUNE 02, 2015 meeting – Phang / Turchin 7-0 **8:38 AM**

IV. SINGLE FAMILY HOMES

1. Previously Continued

- a. 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.

APPROVED – Phang / Bell 6-1 (Steffens)
VARIANCE #1 APPROVED – Phang / Camargo 6-1 (Steffens)
VARIANCE #2 APPROVED – Turchin / Phang 6-1 (Steffens) **8:39 AM**

2. Modifications to previously approved projects

- a. DRB File No 23009, **27 Star Island Drive**. The applicant, Starboard Florida IV LLC, is requesting a modification to remove two conditions of a previously approved Design Review Approval for a new single family home and the relocation / renovation of an existing architecturally significant pre-1942 two-story residence and carriage house on the subject property. Specifically the applicant is requesting the elimination of a condition requiring that the overall siteplan shall be redesigned to eliminate the necessity for any variances and the elimination of a condition requiring the installation of additional landscaping along the north property line.

APPROVED – Phang / Bell 7-0

9:03 AM

- b. DRB File No 23009, **27 Star Island Drive**. The applicant, Starboard Florida IV LLC, is requesting a modification to remove two conditions of a previously approved Design Review Approval for a new single family home and the relocation / renovation of an existing architecturally significant pre-1942 two-story residence and carriage house on the subject property. Specifically the applicant is requesting the elimination of a condition requiring that the overall siteplan shall be redesigned to eliminate the necessity for any variances and the elimination of a condition requiring the installation of additional landscaping along the north property line.

VARIANCE # 1 APPROVED – Phang / Bell 7-0

VARIANCE # 2 APPROVED – Phang / Bell 7-0

9:15 AM

- c. DRB File No. 23073, **6585 Allison Road**. The applicant is requesting modifications to a previously approved Design Review Approval of a new two-story 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 of the new single family home.

VARIANCE APPROVED – Phang / Steffens 7-0

9:23 AM

3. New Applications

- a. DRB File No. 23158, **114 4th Rivo Alto Terrace**. The applicant, Troy Clowdus, is requesting Design Review Approval for additions and façade modifications to an existing pre-1942 architecturally significant two-story home.

APPROVED with conditions – Phang / Camargo 7-0

9:27 AM

- b. DRB File No. 23161, **810 Lakeview Drive**. The applicant, SFS Capital 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 home.

APPROVED with conditions – Steffens / Turchin 7-0

9:35 AM

- c. DRB File No. 23156, **3471 Sheridan Avenue**. The applicant, Emil Palace Inc., 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 and a variance to exceed the maximum elevation within required yards in order to construct a pool and deck in the rear yard of the new single family home.

DRB APPROVED w/ conditions – Turchin / Bell 6-1 (Camargo)

VARIANCE APPROVED– Steffens / Bell 7-0

10:37 AM

- d. DRB File No. 23157, **1844 Daytonia Road**. The applicant, Daytonia Bay, 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 home, including a variance to exceed the maximum elevation within required yards in order to construct a pool and deck in the rear yard of the new single family home.

DRB APPROVED w/ conditions – Phang / Turchin 6-1 (Steffens)

VARIANCE APPROVED– Phang / Camargo 7-0

10:10 AM

II. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. New Applications

- a. DRB File No. 23154, **6372 Collins Avenue**. The applicant, MYPP Holdings LLC, is requesting Design Review Approval for the construction of two new four-story multifamily townhouse buildings consisting of a total of eight residential units on a vacant site.

APPROVED with conditions – Phang / Turchin 7-0

11:08 AM

- b. DRB File No. 23160, **1000 17th Street**. The applicant, SuitSupply Miami Beach, Inc., is requesting Design Review Approval for interior illuminated light boxes and exterior design modifications as part of the retail build-out of the third floor of an existing three-story commercial building.

APPROVED with conditions – Phang / Turchin 7-0

11:49 AM

- c. DRB File No. 23162, **2400 Pinetree Drive**. The applicant, Greater Miami Hebrew Academy, is requesting Design Review Approval for the construction of a new four-story educational building, including variances to exceed the maximum area for a sign, to waive the minimum required width for an interior drive aisle and to waive the minimum required width for driveway entrance in order to replace a vacant parcel of land.

APPROVED with conditions – Phang / Camargo 7-0

VARIANCE #1-3 APPROVED with conditions – Phang / Steffens 7-0

12:20 PM

- d. DRB File No. 23163, **4300-4308 Alton Road**. The applicant, Mt. Sinai Medical Center of Florida, Inc., is requesting Design Review Approval for the construction of a new four-story parking garage to replace a surface parking lot.

Board Member: Camargo recused. Left chambers

1:04 PM

APPROVED with conditions – Phang / Steffens 6-0

1:04 PM

- 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.

APPROVED w/ conditions – Phang / Turchin 7-0

FAÇADE MODIFICATION CONTINUED TO JUNE 02, 2015– Phang / Camargo 7-0

VARIANCE #1, #2, #4 APPROVED – Phang / Steffens 7-0

VARIANCE #3 (sum side yards pedestal & tower setbacks) CONTINUED to June 02, 2015 – Phang / Steffens 7-0

2:26 PM

2. Modifications to previously approved projects

- a. 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.

APPROVED w/ conditions – Phang / Steffens 7-0

FAÇADE MODIFICATION CONTINUED TO JUNE 02, 2015

VARIANCE #1-8 APPROVED – Phang / Camargo 7-0

2:26 PM

- b. DRB File No. 23006, **4701 North Meridian Avenue –Miami Heart Villas**. The applicant, 4701 North Meridian, LLC c/o Ophir Sternberg, is requesting modifications to a previously approved Design Review Approval for the construction of eight new residential villas on a surface parking lot of the former Miami Heart. Specifically, the applicant is requesting design modifications to the exterior finishes and architectural treatments of the elevations to the previously approved plans.

APPROVED w/ conditions – Turchin / Bell 6-1 (Delgado)

3:54 PM

III. NEXT MEETING DATE REMINDER
Tuesday, June 02, 2015 @ 8:30 a.m.

Denotes withdrawn variance