

DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, November 04, 2014
CITY COMMISSION CHAMBERS

ATTENDANCE:

Board: Four (4) of six (6) members present: Carol Housen, Edgar Sarli, Annabel Delgado-Harrington, John Turchin, ABSENT: Katie Phang, Elizabeth Camargo

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

I. NEW BUSINESS

1. **Planning Board File No. 2198. Demolition Procedures for Historic Structures -** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, "HISTORIC PRESERVATION," DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," SECTION 118-563, "REVIEW PROCEDURE;" AND BY AMENDING SECTION 118-564, "DECISIONS ON CERTIFICATES OF APPROPRIATENESS;" BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR STRUCTURES THAT ARE LOCATED WITHIN LOCAL HISTORIC DISTRICTS, INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE OR INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

(Discussion item has been postponed until further notice).

2. **Planning Board File No. 2199. Demolition Procedures Outside of Historic Districts -** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 114, "GENERAL PROVISIONS," SECTION 114-1, "DEFINITIONS," BY INCLUDING A DEFINITION FOR A PHASED BUILDING PERMIT; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SECTION 142-108, "PROVISIONS FOR THE DEMOLITION OF SINGLE-FAMILY HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS;" BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE FAMILY HOMES; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," BY CREATING NEW DIVISION 8, "DEMOLITION RULES AND PROCEDURES," TO ESTABLISH FORMAL DEMOLITION RULES AND PROCEDURES FOR ALL STRUCTURES THAT ARE NOT LOCATED WITHIN A LOCAL HISTORIC DISTRICT, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE OR THAT ARE

NOT ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE-FAMILY HOMES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

(Discussion item has been postponed until further notice).

3. **Planning Board File No. 2158. North Beach RM-1 Zoning Amendments - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SUBDIVISION 2, "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," SECTION 142-155, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS", AND SECTION 142-156, "SETBACK REQUIREMENTS," BY ADDING NEW HEIGHT AND SETBACK REGULATIONS FOR MULTIFAMILY BUILDINGS IN NORTH BEACH; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

(Discussion item has been postponed until further notice).

II. REQUESTS FOR CONTINUANCES / OTHER

- a. DRB File No. 23042, **126 West San Marino Drive**. The applicant, Tara Realty 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, to be demolished.

CONTINUED to February 03, 2015 meeting –Turchin / Delgado 4-0 8:39am

- b. DRB File No. 23044, **5750 North Bay Road**. The applicant, Christian de Berdouare, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing one-story home, to be demolished.

CONTINUED to December 02, 2014 meeting – Turchin / Delgado 4-0 8:39am

- c. 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, to be demolished.

CONTINUED to December 02, 2014 meeting – Turchin / Delgado 4-0 8:38am

- d. DRB File No. 23063, **Citywide Distributed Antenna System (DAS) Nodes** The applicant, Crown Castle NG East, Inc., is requesting Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: **1397 16th Street**.

(Item pulled due to moratorium resolution)

III. NEW APPLICATIONS

- a. DRB File No. 23100, **1901 Convention Center Drive**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the proposed expansion and modifications of the existing Miami Beach

Convention Center, including a revised site plan and exterior design changes, as well as new multi-level additions and a new parking level on the roof.

APPROVED w/ conditions – Delgado / Turchin 4-0 **8:42am**

- b. DRB File No. 23106, **1901 Convention Center Drive**. The applicant, the City of Miami Beach, is requesting Design Review Approval for a proposed new park and pavilion structure to replace an existing surface parking lot

APPROVED w/ conditions – Delgado / Sarli 4-0 **8:42am**

IV. SINGLE FAMILY HOMES

- a. DRB File No. 23099, **820 Lakeview Drive**. The applicants, Andrew and Michelle Burger, 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, to be demolished.

APPROVED w/ conditions – Turchin / Delgado 4-0 **10:47am**

- b. DRB File No. 23092, **2817 Lake Avenue**. The applicant, Randall A. Whitman, 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, to be demolished.

APPROVED w/ conditions – Turchin / Delgado 4-0 **11:06am**

- c. DRB File No. 23096, **2156 North Bay Road**. The applicant, 2156 Sunset Lake 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, to be demolished.

APPROVED w/ conditions – Turchin / Delgado 4-0 **11:12 am**

2. New Applications

- a. DRB File No. 23098, **7110 Bonita Drive**. The applicant, Jeanette Rajjman Bibliowicz, is requesting Design Review Approval for modifications to an existing two-story building, including the substantial redesign of the east elevation and creation of new storefront window and door openings and a new ADA accessibility ramp.

APPROVED w/ conditions – Delgado / Turchin 4-0 **11:33am**

3. Modifications to previously approved projects

- a. DRB File No. 22942, **4701 North Meridian Avenue – Former Miami Heart institute**. The applicant, 4701 North Meridian, LLC, is requesting

modifications to a previously approved Design Review Approval for the partial demolition, renovation, and adaptive re-use of the former hospital site as a new multifamily residential development, retaining existing nonconforming height, setbacks, floor area, and off-street parking. Specifically, the applicant is requesting design modifications to the exterior finishes and architectural treatments of the elevations to the previously approved plans.

**Motion to Approve two modifications and Deny two modifications–
Turchin / NO SECOND 1-0 (motion fails)
CONTINUED to December 02, 2014 meeting – Sarli / Delgado 4-0 11:48am**

- V. NEXT MEETING DATE REMINDER
Tuesday, December 02, 2014 @ 8:30 a.m.

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