

### DESIGN REVIEW BOARD AFTER ACTION

8:30am, Tuesday, October 07, 2014  
CITY COMMISSION CHAMBERS

**ATTENDANCE:**

**Board:** Five (5) of six (6) members present: Carol Housen, Katie Phang, Annabel Delgado-Harrington, John Turchin, Elizabeth Camargo  
**ABSENT:** Edgar Sarli

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

I. DISCUSSION ITEMS

Discussion: Proposed modifications to the existing Miami Beach Convention Center, including site plan and exterior design, as well as new additions.

**(Item discussed)**

**8:44am**

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II. 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).**

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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).**

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III. REQUESTS FOR CONTINUANCES / OTHER

- a. DRB File No. 23044, **5750 North Bay Road**. The applicant, Christian de Berdouare, is requesting Design Review Approval for the construction of a new (2) two-story single family home to replace an existing (1) one-story home, to be demolished.

**CONTINUED to November 04, 2014 meeting – Phang / Turchin 5-0 9:21am**

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- b. 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 16<sup>th</sup> Street**.

**(Item pulled due to moratorium resolution)**

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IV. SINGLE FAMILY HOMES

1. Previously Continued Applications

- a. DRB File No. 23034, **6480 Allison Road**. The applicant, 6480 Allison Road LLC, is requesting Design Review Approval for the construction of a new (2) two-story home on a vacant site.

**APPROVED w/ conditions – Phang / Delgado 5-0 9:34am**

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- b. DRB File No. 23036, **4528 Prairie Avenue (lot 13)**. The applicant, 4528 Prairie LLC, is requesting Design Review Approval for the construction of a new (2) two-story single family home on the south side (lot 13) of a property containing an existing pre-1942 architecturally significant (2) two-story home, to be demolished. This application is subject to the approval of a lot split application pending before the Planning Board.

**Motion to Redesign– Turchin /Camargo 2-3 (motion fails) 9:48am**  
**APPROVED w/ conditions–Chair passed the gavel: Housen / Delgado 4-1 (Turchin)**

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2. New Applications

- a. DRB File No. 23095, **33 East DiLido Drive**. The applicant, Lost and Found Productions LLC, is requesting Design Review Approval for the construction of a new two-story home to replace an existing two-story home, to be demolished.

**APPROVED w/ conditions – Phang / Delgado 5-0** **11:04am**

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- b. DRB File No. 23081, **345 West 37<sup>th</sup> Street**. The applicant, W 37<sup>th</sup> St Partners 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, to be demolished.

**APPROVED w/ conditions – Phang / Turchin 5-0** **11:14am**

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- c. DRB File No. 23082, **335 West 46<sup>th</sup> Street**. The applicant, W 46<sup>th</sup> St Partners 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, to be demolished.

**APPROVED w/ conditions – Phang / Delgado 5-0** **11:43am**

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- d. DRB File No. 23083, **510 Lakeview Court**. The applicants, Jason Rubell and Michelle Simkins, are requesting Design Review Approval for the construction of a new two-story home to replace an existing two-story home, to be demolished.

**APPROVED w/ conditions – Turchin / Delgado 4-0(Katie Phang departs) 12:12pm**

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- e. DRB File No. 23084, **4322 Nautilus Drive**. The applicants, 4322 Nautilus Partners 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 one-story home, to be demolished.

**APPROVED w/ conditions – Turchin / Camargo 4-0** **12:46pm**

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- f. DRB File No. 23085, **6411 Allison Road**. The applicants, Todd and Kim Glaser, are requesting Design Review Approval for the construction of a new two-story home on a vacant parcel.

**APPROVED w/ conditions – Turchin / Delgado 4-0** **1:13pm**

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- g. DRB File No. 23086, **5869 Pinetree Drive**. The applicants, Michael Simkins and Nikki Simkins, are requesting Design Review Approval for the reconstruction of an original pre-1942 architecturally significant two-story home with exterior modifications and new two-story additions, and the reconstruction of the original pre-1942 one-story architecturally significant pool house and the construction of a new two-story detached carriage house, to replace an existing pre-1942 architecturally significant two-story home and accessory structures, to be demolished.

**APPROVED w/ conditions – Turchin / Delgado 4-0** **1:44pm**

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- h. DRB File No. 23087, **2035 Meridian Avenue**. The applicant, Supper Club South Beach 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 – Delgado / Turchin 4-0** **1:55pm**

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- i. DRB File No. 23088, **5025 Delaware Avenue**. The applicant, Delaware 5025 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, to be demolished.

**APPROVED w/ conditions – Delgado / Camargo 4-0** **2:02pm**

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- j. DRB File No. 23090, **6010 North Bay Road**. The applicant, 6010 NBR LLC, is requesting Design Review Approval for the construction of a new two-story home on a vacant parcel.

**APPROVED w/ conditions – Phang / Turchin 5-0** **10:51am**

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- k. DRB File No. 23093, **1595 Biarritz Drive**. The applicant, MDHI Two 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, to be demolished.

**APPROVED w/ conditions – Turchin / Camargo 4-0** **2:35pm**

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V. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Applications

- a. DRB File No. 23075, **1235 West Avenue**. The applicant, 1235 West Investments LLC, is requesting Design Review Approval for the construction of a new six-story multifamily building to replace an existing two-story multifamily building, to be demolished.

**APPROVED w/ conditions – Phang / Delgado 5-0** **9:23am**

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- b. DRB File No. 22876, **1312 14<sup>th</sup> 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 activation of the rooftop deck

**APPROVED w/ conditions – Turchin / Delgado 4-0** **2:47pm**

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2. Progress Reports/Modifications

- a. DRB File No. 22868, **850 Commerce Street**. Progress Report as per Condition 8.ii of the Final Order required within 90 days of the issuance of the TCO or CO for the project.

**(Progress Report accepted).**

- b. DRB File No. 22868, **850 Commerce Street**. The applicant, Commerce Street Properties, LLC, is requesting a modification to a previously issued Design Review Approval in order to change the hours of operation for the restaurant.

**APPROVED – Turchin / Camargo 4-0** **3:09pm**

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3. New Applications

- a. DRB File No. 23067, **1930 Bay Drive**. The applicant, First Stone Reunion LLC, is requesting Design Review Approval for the construction of a new five-story residential building to replace a two-story multifamily building, to be demolished.

**APPROVED w/ conditions – Turchin / Camargo 4-0**

**3:24pm**

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- b. DRB File No. 23078, **1614-1634 Alton Road “1212 Lincoln Road” – Commercial Development**. The applicants, AARP Miami LLC and Wells Fargo Bank, are requesting Design Review Approval for the construction of a new five-story commercial building with accessory parking to replace four (4) one and two-story retail buildings and one (1) two-story bank, to be demolished. This project is proposed to take place in two (2) phases as a phased development project.

**APPROVED w/ conditions – Turchin / Camargo 4-0**

**3:51pm**

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- c. DRB File No. 23091, **1400 Alton Road**. The applicant, Alton 14 LLC, is requesting Design Review Approval for modifications to an existing two-story building, including the substantial redesign of the front facades and creation of new window openings.

**APPROVED w/ conditions – Turchin / Delgado 4-0**

**4:55pm**

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- d. DRB File No. 23094, **Normandy Fountain Plaza—Shinola Clock**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the installation of a freestanding pole-mounted Shinola Clock timepiece within/or around the public right-of-way at the following location outside of a historic district, Normandy Fountain Plaza.

**Item withdrawn**

**8:41am**

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VI. NEXT MEETING DATE REMINDER  
**Tuesday, November 04, 2014 @ 8:30 a.m.**