

DESIGN REVIEW BOARD AFTER ACTION

8:30 AM, Tuesday, October 06, 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, Michael Belush, Eve Boutis, Nicholas Kallergis

II. APPROVAL OF AFTER ACTION (SEPTEMBER 01, 2015)

APPROVED – Phang / Steffens 6-0 (Bell Absent)

8:40 AM

III. CITY ATTORNEY UPDATES

IV. REQUESTS FOR CONTINUANCE

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.

CONTINUED TO DECEMBER 01, 2015 – Phang / Turchin 6-0 (Bell absent) 8:43 AM

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 JULY 07, 2015 | SEPTEMBER 01, 2015)

CONTINUED TO DECEMBER 01, 2015 – Phang / Steffens 5-1(Turchin)(Bell absent)

8:46 AM

V. PROGRESS REPORTS

VI. EXTENSIONS OF TIME

VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. SINGLE FAMILY HOMES

1. MODIFICATIONS

- a. DRB FILE NO. 23074, **28 West DiLido Drive**. The applicant, Alain Berdouare, is requesting modifications to a previously issued 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. Specifically, the applicant is requesting several design changes and greater height for the proposed residence, including the elimination of a condition requiring that the maximum height of the proposed residence along the two-story portion shall not exceed 27'-0" to the top of the main roofline when measured from BFE.

MOTION: Table the item to a later time – Phang / Bell 7-0

9:00 AM

APPROVED – Phang / Steffens 7-0

9:48 AM

- b. DRB FILE NO. 23125, **609 East DiLido Drive**. The applicants, Denmark Land Company LLC and Greg M Gould, are requesting modifications to a previously issued 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. Specifically, the applicant is requesting a greater height for the new two-story home.

APPROVED – Phang / Bell 7-0

10:02 AM

- c. DRB FILE NO. 23104, **5777 Pinetree Drive**. The applicant, Miami Waterfront Development & Retail LLC, is requesting modifications to a previously issued 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. Specifically, the applicant is requesting variances to exceed the maximum building height and to exceed the maximum elevation of required yards, and the elimination of a condition requiring that only the central portion of the residence, identified with "double volume" spaces, shall extend to the requested 28'-0" height and the remainder of the proposed new residence shall be limited to 24'-0" to the top of the main roofline when measured from BFE.

DENIED WITHOUT PREJUDICE – Phang / Steffens 7-0

10:11 AM

- a. DRB FILE NO. 23089, **22 Star Island Drive**. The applicant, Twenty Two Star Island LLC, is requesting modifications to a previous 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. Specifically, the applicant is requesting a variance to exceed the maximum permitted height of two (2) one-story accessory structures located in the rear yard.

CONTINUED TO NOVEMBER 03, 2015 – Phang / Bell 7-0

9:04 AM

2. NEW APPLICATIONS

- a. DRB FILE NO. 23199, **6101 LaGorce Drive**. The applicant, Alax Gittler, is requesting Design Review Approval for exterior design alterations and two-story additions to an existing pre-1942 architecturally significant two-story home.

APPROVED – Phang / Steffens 7-0

11:11 AM

B. MULTI-FAMILY/COMMERCIAL/ OTHER

1. 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 requesting façade and siteplan modifications to the new two-story, mixed-use structure and an additional variance to reduce the width of a two-way drive aisle.

DRB APPROVED – Phang / Steffens 7-0

VARIANCE APPROVED – Phang / Steffens 7-0

11:16 AM

- b. DRB FILE NO. 23075, **1235 West Avenue**. The applicant, 1235 West Investments LLC, is requesting modifications to a previously issued Design Review Approval for the construction of a new six-story multi-family building to replace an existing two-story multi-family building. Specifically, the applicant is requesting variances to reduce the required tower front setback, to reduce the required clearance space from columns to a driveway, and to reduce the minimum driveway width.

VARIANCES #1, #2 & #3: APPROVED – Phang / Bell 7-0

11:27 AM

2. NEW APPLICATIONS

- a. DRB FILE NO. 23197, **1201 20th Street**. The applicant, C1 Bank, is requesting Design Review Approval for exterior alterations to the façade of a new five-story building to accommodate an exterior ATM installed on the primary façade.

MODIFIED APPROVAL W/ CONDITIONS– Turchin / Bell 7-0

11:41 AM

- a. DRB FILE NO. 23197, **1201 20th Street**. The applicant, C1 Bank, is requesting Design Review Approval for exterior alterations to the façade of a new five-story building to accommodate an exterior ATM installed on the primary façade.

APPROVED W/ CONDITIONS – Turchin / Bell 7-0

11:41 AM

- b. DRB FILE NO. 23198, **1910 Alton Road**. The applicant Talmudic College of FL Inc, is requesting Design Review Approval for exterior alterations to an existing two-story building. Specifically, to add a glass enclosed ADA elevator.

APPROVED W/ CONDITIONS – Phang / Camargo 7-0 **1:04 PM**

- c. DRB FILE NO. 23201, **1691 Michigan Avenue**. The applicants, 1691 Michigan Avenue Investments LP, are requesting Design Review Approval for exterior alterations to the façade of an existing six-story building. Specifically, modifications to the ground floor storefront façade and sign variances.

APPROVED TO BIFURCATE VARIANCES TO JANUARY 05, 2016 – Phang / Steffens 7-0
DRB APPROVED – Phang / Bell 7-0 **1:12 PM**

- d. DRB FILE NO. 23202, **330 76th Street**. The applicant, JEL Development LLC, is requesting Design Review Approval for the construction of a new three-story townhouse building on a vacant site, including variances from the minimum lot size required, to reduce the minimum required pedestal front, side and sum of the side setbacks, to reduce the required clearance from columns for a driveway, to reduce the required driveway width, to reduce the required setback for parking, and to exceed the maximum projection into required yards.

VARIANCES #1 thru #9: APPROVED – Phang / Steffens 7-0
DRB APPROVED – Phang / Camargo 7-0 **1:26 PM**

- e. DRB FILE NO. 23203, **840 1st Street**. The applicant, IMNY South Beach LLC, is requesting Design Review Approval for exterior alterations to the façade of an existing one-story building.

DESIGN MODIFICATIONS: WITHDRAWN BY APPLICATION
AWNING APPROVED – Phang / Steffens 7-0 **1:47 PM**

VIII. **FUTURE MEETING DATE REMINDER**
Tuesday, November 03, 2015 @ 8:30 AM

IX. **ADJOURNMENT: 1:56 PM**

Denotes withdrawn variance