

## DESIGN REVIEW BOARD AFTER ACTION

8:30 AM, Tuesday, September 01, 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 (JULY 07, 2015)

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

**8:40 AM**

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### III. CITY ATTORNEY UPDATES

### IV. REQUESTS FOR WITHDRAWALS

- a. DRB FILE NO. 23045, **6080 Collins Avenue**. The applicant, 6080 Collins LLC is requesting modifications to a previous Design Review Approval for the construction of a new six-story hotel building on a vacant site. Specifically, the applicant is requesting design modifications to the exterior finishes and changes to the elevations and floor plans, including a variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at every level along every facade facing a street.

**(ITEM WAS CONTINUED FROM July 07, 2015)**

**WITHDRAWN w/o PREJUDICE – Phang / Steffens 7-0**

**8:43 AM**

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- b. DRB FILE NO. 23182, 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: **670 Dade Boulevard**.

**WITHDRAWN w/o PREJUDICE – Phang / Steffens 7-0**

**12:03 PM**

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### REQUESTS FOR CONTINUANCE

- a. 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)**

**CONTINUED to OCTOBER 06, 2015 – Phang / Steffens 7-0**

**8:44 AM**

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**V. PROGRESS REPORT**

- a. DRB FILE NO. 23003, **4560 Sheridan Avenue**. The applicant, Steve Cerrato, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new two-story home, to replace an existing pre-1942 architecturally significant one-story home.

**(ITEM WAS GRANTED A SIX-MONTH EXTENSION ON July 07, 2015)**

**Progress accepted**

**8:46 AM**

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**VI. REQUESTS FOR EXTENSION OF TIME**

- a. DRB FILE NO. 23078, **1614-1634 Alton Road “1212 Lincoln Road.”** The applicants, ARRP Miami LLC and Wells Fargo Bank, are requesting a (1) one-year Extension of Time for a previously issued Design Review Approval 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.

**REQUEST TO BE HEARD AT A LATER TIME**

**8:49 AM**

**APPROVED – Phang / Steffens 6-0 (Camargo Absent)**

**2:47 PM**

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- b. DRB FILE NO. 23027, **1966 Biarritz Drive**. The applicant, ACM GROUP LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new four-story, six-unit residential building on a vacant site including variances.

**APPROVED – Phang / Steffens 7-0**

**8:50 AM**

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**VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL**

**A. SINGLE FAMILY HOMES**

**1. PREVIOUSLY CONTINUED**

- a. DRB FILE NO. 23184, **2125 Lake Avenue**. The applicant, Denise Vohra, LLC, is requesting Design Review Approval for the construction of a new two-story single family house on a vacant site ~~including a variance to exceed the maximum height permitted within required yards.~~

**(ITEM WAS CONTINUED FROM July 07, 2015)**

**Board Member: Housen recused at 8:52 AM**

**APPROVED – Steffens / Bell 6-0**

**8:52 AM**

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- b. DRB FILE NO. 23187, **4489 North Michigan Avenue**. The applicant, 4489 N Michigan LLC, are requesting Design Review Approval for the construction of a new two-story single family house to replace an existing pre-1942 architecturally significant one-story home.  
**(ITEM WAS CONTINUED FROM July 07, 2015)**

**APPROVED – Phang / Camargo 7-0**

**8:52 AM**

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- c. DRB FILE NO. 23170, **4485 Post Avenue**. The applicant, Andre Klein, 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 WAS CONTINUED FROM June 02, 2015)**

**APPROVED – Phang / Steffens 7-0**

**9:09 AM**

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## 2. MODIFICATIONS

- 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 greater height for the relocated pre-1942 architecturally significant two-story accessory structure.

**APPROVED – Phang / Turchin 7-0**

**10:17 AM**

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## 3. NEW APPLICATIONS

- a. DRB FILE NO. 23191, **31 Star Island Drive**. The applicants, Wayne and Wendy Holman, 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 including a variance from the required side setback to retain an existing two story wood structure and variances from the required front and side setbacks for a tennis court fence and play surface and from the required side setback for lighting associated with the tennis court in order to retain an existing tennis court located in the front of the property.

**MOTION #1: CONTINUE to OCTOBER 06, 2015 – Phang / Bell 7-0 10:46 AM**  
**MOTION TO RECONSIDER – Phang / Steffens 6-1 (Camargo Absent) 1:06 PM**  
**MOTION #2: CONTINUE to NOVEMBER 03, 2015 – Phang / Steffens 6-1 1:06 PM**

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- b. DRB FILE NO. 23192, **38 South Hibiscus Drive**. The applicant, 38 South Hibiscus 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 including variances from the required front, side and sum of the side setbacks to retain an existing two-story building in the front of the property.

**DRB APPROVED – Phang / Bell 7-0**

**VARIANCE #1-3: APPROVED – Phang / Bell 7-0**

**12:10 PM**

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**BOARD MEMBER ELIZABETH CAMARGO DEPARTS 1:00 PM**

- c. DRB FILE NO. 23193, **5718 North Bay Road**. The applicant, Ami Shashoua, 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.

**APPROVED – Phang / Turchin 6-0 (Camargo Absent)**

**1:51 PM**

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- d. DRB FILE NO. 23195, **121 2nd Dilido Terrace**. The applicant, Madison Karlock 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 – Phang / Turchin 6-0 (Camargo Absent)**

**2:22 PM**

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**B. MULTI-FAMILY/COMMERCIAL/ OTHER**

**1. PREVIOUSLY CONTINUED**

- a. DRB FILE NO. 23189, ~~1000~~ **1100 5<sup>th</sup> Street**. The applicants, Norton Nesis and Rosyln Nesis, are requesting Design Review Approval for exterior façade alterations to an existing two-story building.  
**(ITEM WAS CONTINUED FROM July 07, 2015)**  
**(ITEM WAS PREVIOUSLY NOTICED WITH INCORRECT ADDRESS)**

**APPROVED – Phang / Delgado 6-0 (Camargo Absent)**

**2:44 PM**

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**2. MODIFICATIONS**

- a. DRB FILE NO. 23078, **1614-1634 Alton Road “1212 Lincoln Road.”** The applicants, AARP Miami LLC and Wells Fargo Bank, are requesting modifications to a previously issued 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. Specifically, the applicant is proposing modifications to the phasing schedule of the phased development project.

**APPROVED – Phang / Steffens 6-0 (Camargo Absent)**

**2:47 PM**

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- b. DRB FILE NO. 23026, **4000 Alton Road. Talmudic University**. The applicant, Talmudic College 4000 Alton Road, Inc., is requesting modifications to a previously issued Design Review Approval for the construction of a new five-story addition to the front of the existing building for accessory uses, and a new eight-story detached multifamily building on the south side of the property. This

project is proposed to take place in two (2) phases as a phased development project. Specifically, design modifications to the new 8-story detached multifamily building including modifications to previously approved variances and the addition of a new variance to exceed the maximum permitted building height. This project had previously obtained approval for multiple variances from the Board of Adjustment.

**DRB APPROVED – Phang / Steffens 6-0 (Camargo Absent) 2:56 PM**  
**VARIANCE MODIFICATION: APPROVED – Phang / Steffens 6-0 (Camargo Absent)**  
**VARIANCE FOR HEIGHT: APPROVED – Phang / Turchin 6-0 (Camargo Absent)**

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3. NEW APPLICATIONS

- a. DRB FILE NO. **23181**, 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: **1900 Convention Center Drive.**

**APPROVED – Steffens / Bell 7-0 12:04 PM**

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**VIII. FUTURE MEETING DATE REMINDER**  
**Tuesday, October 06, 2015 @ 8:30 AM**

Denotes withdrawn variance

**IX. ADJOURNMENT: 4:00pm**