

**DESIGN REVIEW BOARD MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**  
Tuesday, July 2, 2019, 8:30 AM | City Commission Chambers

- I. ATTENDANCE
  - II. APPROVAL OF MINUTES
  - III. CITY ATTORNEY UPDATES
  - IV. SWEARING IN OF PUBLIC
  - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
  - VI. REQUESTS FOR EXTENSIONS OF TIME
  - VII. DISCUSSION ITEMS
  - VIII. PROGRESS REPORT
  - IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
  - X. CONTINUED ITEMS
  - XI. OPEN AND CONTINUED ITEMS
  - XII. NEW APPLICATIONS
  - XIII. APPEALS (BOA ONLY)
  - XIV. OTHER BUSINESS
  - XV. ADJOURNMENT
- 

**AGENDA ITEMS**

ATTENDANCE

REQUESTS FOR CONTINUANCES/WITHDRAWALS

- 1. DRB19-0398, 301-317 71st Street.

*CONTINUED to 10/01/19 meeting*

Motion to Continue

Moved By: Michael Steffens

Supported By: Marsh Kriplen

Ayes: Bodnar, Delgado, Kriplen , Steffens

Absent: Sheldon, Weinstein

Abstain: Camargo

MOTION Passed

REQUESTS FOR EXTENSIONS OF TIME

- 2. DRB19-0406 (DRB17-0189), 205 East San Marino Drive.

APPROVED

Motion to Approve  
Moved By: Sam Sheldon  
Supported By: Elizabeth Camargo

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

NEW APPLICATIONS

3. DRB19-0386, Citywide Distributed Antenna System (DAS) Nodes -4076 Chase Ave.

APPROVED

Motion to Approve  
Moved By: Michael Steffens  
Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

4. DRB19-0387, Citywide Distributed Antenna System (DAS) Nodes

CONTINUED to 09/03/19 meeting

Motion to Continue  
Moved By: Michael Steffens  
Supported By: Marsh Kriplen

Ayes: Bodnar, Camargo, Delgado, Kriplen , Steffens

Absent: Sheldon, Weinstein

MOTION Passed

5. DRB19-0388, Citywide Distributed Antenna System (DAS) Nodes

CONTINUED to 09/03/19 meeting

Motion to Continue  
Moved By: Sam Sheldon  
Supported By: Marsh Kriplen

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

6. DRB19-0389, Citywide Distributed Antenna System (DAS) Nodes.

APPROVED

Motion to Approve

Moved By: Elizabeth Camargo

Supported By: Michael Steffens

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

7. DRB18-0358, 320 South Hibiscus Drive (EAST PARCEL).

VARIANCES APPROVED

Motion to Approve

Moved By: Michael Steffens

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Sheldon, Steffens

Absent: Kriplen , Weinstein

MOTION Passed

DRB APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Sam Sheldon

Supported By: Annabel Delgado

Ayes: Bodnar, Camargo, Delgado, Sheldon

Nays: Steffens

Absent: Kriplen , Weinstein

MOTION Passed

8. DRB18-0359, 320 South Hibiscus Drive (WEST PARCEL)

VARIANCES APPROVED

Motion to Approve

Moved By: Michael Steffens

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Sheldon, Steffens

Absent: Kriplen , Weinstein

MOTION Passed

DRB APPROVED

Motion to Approve

Moved By: Sam Sheldon

Supported By: Annabel Delgado

Ayes: Bodnar, Camargo, Delgado, Sheldon

Nays: Steffens

Absent: Kriplen , Weinstein

MOTION Passed

9. DRB18-0357, 1050 Stillwater Drive

APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Michael Steffens

Supported By: Elizabeth Camargo

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

10. DRB18-0355, 555 17th Street, 1701-1799 Convention Center Drive—Convention Center Hotel.

APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Michael Steffens

Supported By: Elizabeth Camargo

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

11. DRB19-0385, 5th Street Pedestrian Bridge

CONTINUED to 09/03/19 meeting

Motion to Continue

Moved By: Michael Steffens

Supported By: Marsh Kriplen

Ayes: Bodnar, Camargo, Delgado, Kriplen , Steffens

Absent: Sheldon, Weinstein

MOTION Passed

12. DRB19-0384, 11 Century Lane

CONTINUED to 09/03/19 meeting

Motion to Continue

Moved By: Michael Steffens

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

13. DRB18-0337, 1614-1634 Alton Road "1212" Lincoln Road

VARIANCES #1-#12 (1st Floor) DENIED

Motion to Deny

Moved By: Marsh Kriplen

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

VARIANCES #13-#17 (Directory) CONTINUED to 09/03/19 meeting

Motion to Continue

Moved By: Marsh Kriplen

Supported By: Michael Steffens

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

VARIANCES #18-#44 (2nd Floor) and VARIANCES #57-#64 (2nd Floor) APPROVED  
w/conditions / VARIANCES #47-#54 (2nd Floor) DENIED

Motion to Approve w/ Conditions

Moved By: Michael Steffens

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

VARIANCES #45 and #46 ('PARKING') and VARIANCES #55 and #56 ('PARKING')  
CONTINUED to 09/03/19 meeting

Motion to Continue

Moved By: Marsh Kriplen

Supported By: Michael Steffens

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

VARIANCES #68-#70 ('1212') APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Marsh Kriplen

Supported By: Sam Sheldon

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

DRB APPROVED for Ratification to Electronic Graphic location and other modifications

Motion to Approve

Moved By: Michael Steffens

Supported By: Marsh Kriplen

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

14. DRB19-0373, 2726 Alton Road.

APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Michael Steffens

Supported By: Elizabeth Camargo

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

15. DRB19-0390, 2324 Bay Avenue

APPROVED

Motion to Approve

Moved By: Sam Sheldon

Supported By: Elizabeth Camargo

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon, Steffens

Absent: Weinstein

MOTION Passed

16. DRB19-0392, 1201 20th Street—Palau Condominium Penthouse 04.

APPROVED w/ Conditions

Motion to Approve w/ Conditions

Moved By: Sam Sheldon

Supported By: Marsh Kriplen

Ayes: Bodnar, Camargo, Delgado, Kriplen , Sheldon

Absent: Steffens, Weinstein

MOTION Passed

17. DRB19-0394, 3167 Royal Palm Avenue.

APPROVED

Motion to Approve

Moved By: Sam Sheldon

Supported By: Marsh Kriplen

Ayes: Bodnar, Delgado, Kriplen , Sheldon

Absent: Camargo, Steffens, Weinstein

MOTION Passed

18. DRB19-0396, 1570 Alton Road

CONTINUED to 09/03/19

Motion to Continue

Moved By: Marsh Kriplen

Supported By: Sam Sheldon

Ayes: Bodnar, Delgado, Kriplen , Sheldon

Absent: Camargo, Steffens, Weinstein

MOTION Passed

19. DRB19-0397, 5245 North Bay Road.

CONTINUED to 09/03/19

Motion to Continue

Moved By: Marsh Kriplen

Supported By: Sam Sheldon

Ayes: Bodnar, Delgado, Kriplen , Sheldon

Absent: Camargo, Steffens, Weinstein

MOTION Passed

20. DRB19-0410, 4495 North Jefferson Avenue.

APPROVED

Motion to Approve

Moved By: Marsh Kriplen

Supported By: Annabel Delgado

Ayes: Bodnar, Delgado, Kriplen , Sheldon

Absent: Camargo, Steffens, Weinstein

MOTION Passed

## ADJOURNMENT

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Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 118-71 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and



evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).