

**DESIGN REVIEW BOARD MINUTES  
1700 CONVENTION CENTER DRIVE 3RD FL.**

Tuesday, September 1, 2020, 9:00 AM | Virtual Meeting/ Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Art Deco Room 229 Miami Beach, FL 33139

**Webinar link: <https://us02web.zoom.us/j/81534569718>, or dial in via telephone 888-475-4499 (toll free), webinar ID: 815 3456 9718. Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press \*9 on the telephone to “raise hand”. Members of the public who do not have access to a computer and wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in-person, at the Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Art Deco Room 229 Miami Beach, FL 33139, at which location access to a computer will be provided.**

- 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

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## AGENDA ITEMS

### ATTENDANCE

### APPROVAL OF MINUTES

1. After Action: August 04, 2020

### APPROVED

Motion to Approve  
Moved By: Sam Sheldon

Supported By: Michael Steffens

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

## CONTINUANCES

2. DRB19-0424, 6948-6988 Abbott Avenue and 6957-6965 Byron Avenue. (9:00 AM)

CONTINUED to 10/06/20 meeting

Motion to Continue

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

3. DRB19-0468, 4880 Pine Tree Drive. (9:00 AM)

CONTINUED to 11/03/20

Motion to Continue

Moved By: Sam Sheldon

Supported By: Michael Steffens

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

## ITEMS PREVIOUSLY CONTINUED

4. DRB20-0534, 5011 Pine Tree Drive. (9:15 AM)

VARIANCES #1-4 APPROVED

Motion to Approve

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

MOTION TO APPROVE VARIANCE #5 (+3' Parapet Height)

Motion to Approve  
Moved By: Jason Hagopian  
Supported By: Scott Diffenderfer

Ayes: Diffenderfer, Hagopian, Nelson , Sheldon  
Nays: Bodnar, Steffens

MOTION Failed

DRB CONTINUED to 11/03/20 meeting

Motion to Continue  
Moved By: Jason Hagopian  
Supported By: Sam Sheldon

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

5. DRB20-0550, 8701 Collins Avenue. (10 AM)

VARIANCE DENIED WITHOUT PREJUDICE

Motion to Deny  
Moved By: Jason Hagopian  
Supported By: Sam Sheldon

Ayes: Bodnar, Hagopian, Nelson , Sheldon, Steffens  
Nays: Diffenderfer

MOTION Passed

#### NEW APPLICATIONS

6. DRB20-0559, 2138 Bay Avenue. (10:30 AM)

DRB APPROVED

Motion to Approve  
Moved By: Sam Sheldon  
Supported By: Sarah Giller Nelson

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

VARIANCE APPROVED

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

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

7. DRB20-0561, 297 North Coconut Lane. (11:15 AM)

DRB APPROVED

Motion to Approve  
Moved By: Sam Sheldon  
Supported By: Scott Diffenderfer

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

VARIANCE APPROVED

Motion to Approve  
Moved By: Sam Sheldon  
Supported By: Jason Hagopian

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

MOTION Passed

8. DRB20-0563 (fka DRB17-0125), 2300 Pinetree Drive/2795 Prairie Avenue—Community Park (former Bayshore Municipal Golf Course Par 3). (12:00 PM)

APPROVED

Motion to Approve  
Moved By: Sam Sheldon  
Supported By: Sarah Giller Nelson

Ayes: Bodnar, Diffenderfer, Hagopian, Nelson , Sheldon, Steffens

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).