

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

Tuesday, October 5, 2021, 9:00 AM | Virtual Meeting/ City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139)

**City of Miami Beach Land Use Board meetings will be hosted as Hybrid Meetings during which all members of the respective boards will be physically present in a socially distanced manner in the City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139). City staff will participate in meetings virtually. Applicants and the public are encouraged to attend meetings virtually (as provided below). Anyone wishing to attend a meeting or provide public comment in person may appear at the Commission Chamber and will be required to wear facial coverings and observe social distancing, consistent with CDC guidance. Please click the link below to join the webinar <https://miamibeachfl-gov.zoom.us/j/82273941924> Or iPhone one-tap : US: 13017158592 or 888 475 4499 (Toll Free) Webinar ID: 822 7394 1924. 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”.**

- 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: Friday September 10, 2021 Meeting

APPROVED

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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

## REQUESTS FOR CONTINUANCES/WITHDRAWLS/OTHER

2. DRB21-0692, 93 Palm Avenue - THIS APPLICATION HAS BEEN WITHDRAWN

WITHDRAWN  
No Action Required  
Motion to Other  
Moved By:  
Supported By:

MOTION Other

3. DRB21-0699, 228 and 302 West DiLido Drive.

CONTINUED to 10/20/21 meeting

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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

4. DRB21-0709, 114 West San Marino Drive.

CONTINUED to 10/20/21 meeting

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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

5. DRB21-0700, 4150 Nautilus Drive.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

6. DRB21-0701, 340 South Hibiscus Drive.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

7. DRB21-0708, 800 84th Street.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

8. DRB21-0710, 1554 West 25th Street.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

9. DRB21-0711, 4540 North Bay Road.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

10. DRB21-0713, 7921 Abbott Ave.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

11. DRB21-0718, 8 Farrey Lane.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Jason Hagopian

Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

#### ITEMS PREVIOUSLY CONTINUED

12. DRB21-0664, 3900 - 4000 Alton Road.

CONTINUED to 12/17/21 meeting

Motion to Continue  
Moved By: Alex Gorlin  
Supported By: Scott Diffenderfer

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

13. DRB21-0694, 5333 Collins Avenue.

CONTINUED to 12/17/21 Meeting

Motion to Continue  
Moved By: Alex Gorlin  
Supported By: Sarah Giller Nelson

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Nelson , Sheldon  
Nays: Hagopian

MOTION Passed

14. DRB21-0681, 1235 West Avenue.

APPROVED

Motion to Approve  
Moved By: Alex Gorlin  
Supported By: Sam Sheldon

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

15. DRB21-0638, 2044 Alton Road

DESIGN APPROVED w/ Conditions

Motion to Approve w/ Conditions  
Moved By: Sarah Giller Nelson  
Supported By: Alex Gorlin

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

VARIANCE APPROVED

Motion to Approve  
Moved By: Sarah Giller Nelson  
Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

16. DRB21-0695, 2702 Alton Road

APPROVED w/ Conditions

Motion to Approve w/ Conditions  
Moved By: Jason Hagopian  
Supported By: Orlando Comas

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

17. DRB21-0656, 4136 Alton Road.

CONTINUED to 12/17/21 meeting

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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

18. DRB21-0685, 5212 North Bay Rd.

APPROVED

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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

19. DRB21-0683, 5226 North Bay Road.

CONTINUED to 12/17/21 meeting

Motion to Continue

Moved By: Alex Gorlin

Supported By: Sarah Giller Nelson

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

20. DRB21-0697, 5800 North Bay Rd.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Sarah Giller Nelson

Supported By: Orlando Comas

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

21. DRB21-0691, 5970 North Bay Rd.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

22. DRB21-0669, 1745 West 23rd Street.

APPROVED

Motion to Approve

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

23. DRB21-0686, 2464 Prairie Avenue.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

24. DRB21-0693, 6881 Indian Creek Dr.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

#### NEW APPLICATIONS

25. DRB21-0719, 1526 71st Street.

CONTINUED to 10/20/21 meeting

Motion to Continue

Moved By: Sam Sheldon

Supported By: Jason Hagopian

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

MOTION Passed

26. DRB21-0687, 420 West 51st Street.

CONTINUED to 10/20/21 meeting



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

Ayes: Bodnar, Comas , Diffenderfer, Gorlin, Hagopian, Nelson , Sheldon

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).