

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION REPORT

July 5, 2022

I. ATTENDANCE

Board: Four (4) of Seven (7) Members

Sarah Giller Nelson, Scott Diffenderfer, Alex Gorlin and Orlando Comas

Absent: Jason Hagopian, James Bodnar, Sam Sheldon

Staff: Michael Belush, Steven Rothstein, Giselle Deschamps

II. APPROVAL OF MINUTES: After Action June 7, 2022

APPROVED – Diffenderfer/Comas 4-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. **DRB21-0730, 3747 Chase Avenue.** An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence. **[Continued from 5/3/2022]**

CONTINUED to 9/6/2022 meeting – Diffenderfer/Comas 4-0

2. **DRB21-0704, West Avenue Phase II Right of Way improvements.** An application has been filed requesting Design Review Approval for the construction of improvements in the rights-of-way for the area generally bound by 8th Street to the south, Collins Canal to the north, just west of Alton Rd. to the east, and Biscayne Bay to the west, including all side streets in-between. Improvements include, but are not limited to, infrastructure for storm water drainage, sanitary sewer and water mains, elevation of roadways, new hardscape and landscaping, new protected bike lanes on West Avenue, new street and pedestrian lighting, harmonization to adjacent properties, bay walk and seawall construction at the Lincoln Rd. street end, and small parks with storm water pump stations and associated infrastructure at the street ends of 10th Street, 14th Street, 16th Terrace, 16th Ct., Bay Rd, and Lincoln Road. **[Approved on April 5, 2022, with the exception of light fixtures and generator/electrical screening] (Continued from June 7, 2022)**

CONTINUED to 9/6/2022 meeting – Diffenderfer/Comas 4-0

3. **DRB21-0773, 1771 Purdy Avenue.** An application has been filed requesting Design Review Approval for the construction of a new five-story multi-family residential building that includes review of mechanical parking and variances from the required setback and maximum allowable area for a rooftop trellis structure. **[Continued from May 3, 2022]**

CONTINUED to 9/6/2022 meeting – Diffenderfer/Giller-Nelson 4-0

4. **DRB22-0824, 5757 La Gorce Dr.** An application has been filed requesting Design Review Approval for the construction of a new landscape plan for the property which will replace an existing pre-1942 architecturally significant home, to be demolished. **[No Action Required]**

NO ACTION TAKEN

5. **DRB21-0739, 291 Palm Avenue (Lot 55)**. An application has been filed requesting Design Review approval for the construction of a new two-story residence on the east side of the property, one or more waivers and variances from the maximum lot coverage and unit size, from the setback requirements (front & interior sides), from the maximum yard elevation, and from the setback requirements for a roof deck, for the construction of new home, pool, and pool deck, to replace the portion of an existing one-story architecturally significant pre-1942 residence on lot 55. **[Continued from June 7, 2022]** [Continuance due to the lack of a quorum for variances.]

CONTINUED to 9/6/2022 meeting – Diffenderfer/Giller-Nelson 4-0

6. **DRB22-0834, 3100 Pine Tree Dr.** An application has been filed requesting Design Review Approval for the construction of a new 2-story accessory structure in the rear yard of an existing pre-1942 architecturally significant single-family home that includes a rear setback variance and a variance from the pervious open space requirements. [Continuance due to the lack of a quorum for variances.]

CONTINUED to 9/6/2022 meeting – Diffenderfer/Giller-Nelson 4-0

- I. **DISCUSSION ITEMS**
- II. **MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS**

7. **DRB22-0835 (DRB20-0617, aka DRB18-0236, aka DRB16-0054) 7140 Collins Avenue.** An application has been filed requesting modifications to a previously approved Design Review Approval, which included the construction of a new multistory mixed-use residential and retail development, including one or more waivers and variances. Specifically, the applicant is requesting modifications to the elevations and floor plans.

APPROVED – Diffenderfer/Comas 4-0

- VII. **APPLICATIONS FOR DESIGN REVIEW APPROVAL**
- A. **PREVIOUSLY CONTINUED**

8. **DRB21-0706 aka DRB20-0530, 120 MacArthur Causeway.** An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new multi-story office building. Specifically, the application includes a substantial increase to the height of the garage structure as well as exterior design modifications. **(Continued from June 7, 2022)**

APPROVED – Comas/Diffenderfer 4-0

- B. **NEW APPLICATIONS**

9. **DRB22-0832, 1634 Alton Road** – An application has been filed requesting Design Review Approval for the installation of a non-electronic graphic on the north side of the previously approved building at the ground level. Due to the proposed size, review by the City Commission will also be required.

APPROVED – Comas/Diffenderfer 4-0

10. **DRB22-0784, 1415 Marseille Drive (Lot 9)**. An application has been filed requesting Design Review Approval for the construction of a new two-story residence on a vacant lot. [Note this lot was created as the result of a lot split application, to split the parcel at 1415 Marseille Drive, into three individual, buildable lots. The lot split application includes the future demolition of the existing pre-1942 architecturally significant home located at the center of the three lots.]

APPROVED – Comas/Giller-Nelson 4-0

11. **DRB22-0817, 281 Palm Ave.** An application has been filed requesting Design Review Approval for the construction of a new two-story residence including an understory, variances from the understory requirements, and one or more waivers, to replace an existing architecturally significant pre-1942 two-story residence.

CONTINUED to 9/6/2022 meeting – Gorlin/Comas 4-0

12. **DRB22-0822, 205 East San Marino Drive.** An application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers, to replace an existing architecturally significant pre-1942 two-story residence.

CONTINUED to 9/6/2022 meeting – Diffenderfer/Comas 4-0

13. **DRB22-0826, 1211 Stillwater Drive.** An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers and the review of an understory area, on a vacant lot.

APPROVED – Comas/Gorlin 4-0

14. **DRB22-0827, 1695 Alton Road.** An application has been filed requesting modifications to an existing single story commercial building, including the construction of a single-story addition at the rear of the site.

APPROVED – Comas/Gorlin 4-0

15. **DRB22-0830, 1717 West 24th Street.** An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers and the review of an understory area, to replace an existing architecturally significant pre-1942 residence.

CONTINUED to 9/6/2022 meeting – Diffenderfer/Giller-Nelson 4-0

VIII. FUTURE MEETING DATE REMINDER: September 6, 2022