

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION REPORT

November 1, 2022

I. ATTENDANCE

Board: Seven (7) of Seven (7) Members present

Jason Hagopian, James Bodnar, Sam Sheldon, Scott Diffenderfer, Orlando Comas, Alex Gorlin & Sarah Giller-Nelson

Staff: Michael Belush, Steven Rothstein, Ricardo Guzman

II. APPROVAL OF MINUTES:

1. **After Action October 4, 2022, Meeting Date**

APPROVED – Sheldon/Comas 6-0 (Diffenderfer absent)

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

VI. DISCUSSION ITEMS

VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. PREVIOUSLY CONTINUED

2. **DRB22-0863, Bus Shelters – Various location in the public right-of-way, city-wide.** An application has been filed requesting Design Review Approval for the installation of new bus shelters in various locations throughout the city.

APPROVED – Hagopian/Sheldon 6-0 (Diffenderfer absent)

3. **DRB21-0676, 1790 Alton Road.** An application has been filed requesting Design Review Approval for the construction of a new 5-story mixed-use building, including one or more waivers and variances for the width of a drive aisle due to the location of loading spaces. The application will also require Conditional Use approval from the Planning Board for mechanical parking and for a restaurant exceeding 100 seats with an occupancy greater than 125 (but less than 199).

CONTINUED to 12/6/2022 – Hagopian/Sheldon 6-0 (Diffenderfer absent)

B. NEW APPLICATIONS.

4. **DRB22-0865, 409 E. Dilido Drive:** An application has been filed requesting Design Review Approval for modifications to a previously approved 2-story home. Specifically, the application includes the construction of a new roof deck.

APPROVED – Hagopian/Comas 7-0

5. **DRB22-0867, 4350 Nautilus Drive:** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory, including one or more waivers, front and rear setback variances, and a variance from the minimum pervious open space requirements, to replace an existing home.

CONTINUED to 1/3/2023 – Sheldon/Gorlin 7-0

6. **DRB22-0861, 7645 & 7637 Carlyle Avenue:** An application has been filed requesting Design Review Approval for the construction of a new four-story building including one or more waivers and a variance from the maximum allowable projection into the required front yard, to replace an existing single-story building.

APPROVED – Sheldon/Hagopian 7-0

7. **DRB22-0866, 456 W 41st Street.** An application has been filed requesting Design Review Approval for construction of a new single-story, double height commercial building, including a variance from the loading requirements, to replace an existing 2-story building.

Design APPROVED – Hagopian/Sheldon 6-1 (Giller-Nelson opposed)
Variances APPROVED – Sheldon/Comas 7-0

8. **DRB22-0874, 1610 Bay 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, on a vacant lot.

APPROVED – Hagopian/Giller-Nelson 7-0

9. **DRB22-0875, 800 W 44 Court.** An application has been filed requesting Design Review Approval for the construction of a new 2-story home, including one or more waivers, and a variance to exceed the maximum lot coverage, to replace an existing home.

APPROVED – Hagopian/Diffenderfer 5-0 (Comas Recused, Sheldon Absent)

10. **DRB22-0876, 333 E Rivo Alto Drive.** An application for Design Review Approval for the construction of a new two-story single-family home, including review of an understory area, to replace an existing home.

CONTINUED to 1/3/2022-Giller-Nelson/Gorlin 5-1 (Hagopian opposed, Sheldon Absent)

11. **DRB22-0877, 5446 N Bay Road** An application has been filed requesting Design Review Approval, including a variance to exceed the maximum height allowed for an elevator bulkhead on an existing residence.

APPROVED – Gorlin/Comas 6-0 (Sheldon Absent)

VIII. FUTURE MEETING DATE REMINDER: December 6, 2022

X. ADJOURNMENT