

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION MONDAY, November 13, 2023

I. ATTENDANCE

Board: Five (5) of Seven (7) Members present:

Orlando Comas, Sarah Giller-Nelson, Mayra Diaz Buttacavoli, Jason Hagopian, Shawna Meyer

Absent: Scott Diffenderfer, Sam Sheldon

Staff: Michael Belush, Farosha Andasheva, Giselle Deschamps

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. DISCUSSION ITEMS

V. APPROVAL OF MINUTES:

1. After Action October 11, 2023

APPROVED – Buttacavoli / Sheldon 5-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB23-0943, 300 W 40th Street.** An application has been filed requesting Design Review Approval for the construction of a new single story religious institution and associated parking, including variances from the pervious landscape requirements along Sheridan Avenue, to replace an existing structure, to be demolished. **[Continued from 9/5/2023]**

CONTINUED to December 11, 2023 – Comas/Buttacavoli 6-0

3. **DRB20-0593, 1915 Normandy Drive.** An application has been filed requesting Design Review Approval for the construction of a new 5-story multi-family building including one or more waivers, to replace an existing single-family residence. **[Continued from 9/5/2023, and 10/11/2023]**

CONTINUED to December 11, 2023 – Comas/Buttacavoli 6-0

VII. PREVIOUSLY CONTINUED APPLICATIONS

4. **DRB23-0938, 2075 North Bay Rd.** An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, including one or more waivers, to replace an existing home. **[Application approved on 9/5/2023 with the exception of the landscape plan]**

APPROVED – Hagopian/Giller-Nelson 5-0

5. **DRB23-0945. 1435 Bay Road & 1340 Flamingo Way.** An application has been filed requesting Design Review Approval for the construction of a new 4-story townhome project, including one or more waivers, to replace two (2) existing single-story buildings, to be demolished. **[Continued from 10/11/2023]**

APPROVED – Buttacavoli /Meyer 5-0

6. **DRB23-0946. 1425 Bay Road.** An application has been filed requesting Design Review Approval for the construction of a new 4-story townhome project,

including one or more waivers and a front setback variance, on a vacant lot.
[Continued from 10/11/2023]

APPROVED Design– Hagopian /Comas 5-0

APPROVED Variance – Hagopian/ Comas 5-0

7. **DRB23-0928. 600-650 72nd Street, 7116-7134 Carlyle Ave, 7121 Dickens Avenue & 601-621 71st Street.** An application has been filed requesting Design Review Approval for the construction of a new 19-story mixed use development, including one or more waivers, and variances from the minimum required depth for ground floor habitable space along both 72nd Street and Dickens Avenue, a variance from the minimum required interior side tower setback, a variance from the maximum width of a driveway access on Dickens Avenue, and a variance from the minimum width for a 2-way drive. This project is proposed to take place in two (2) phases, as a phased development project.

APPROVED Design – Comas/ Buttacavoli 4-1 (Giller-Nelson opposed)

Approved Variances – Comas / Meyer 5-0

VIII. NEW APPLICATIONS

8. **DRB23-0954, 4510 Prairie Ave.** An application has been filed requesting Design Review Approval for the construction of a new one-story addition to an existing 2-story single-story home, including one or more waivers.

APPROVED – Hagopian /Comas 4-0 (Meyer Absent)

9. **DRB23-0953, 1960 Normandy Drive.** An application has been filed requesting Design Review Approval for the construction of five (5) padel courts, including variances from the setback requirements for play surfaces, lighting and fencing, on a site containing three (3) existing buildings, to be retained.

CONTINUED to December 11, 2023 – Buttacavoli / Comas 4-0 (Meyer Absent)

10. **DRB23-0952, 4230 North Bay Rd (Lot1).** 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, and variances from the required front yard, side yard, and sum of the side yards setback requirements, and a variance from the maximum lot coverage. This site is part of a lot split application approved by the Planning Board on July 25, 2023 (PB23-0595).

CONTINUED to December 11, 2023 – Hagopian / Comas 4-0 (Meyer Absent)

11. **DRB23-0941, 4410 Alton Road.** 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, on a vacant site.

CONTINUED to December 11, 2023 – Buttacavoli / Hagopian 4-0 (Meyer Absent)

X. FUTURE MEETING DATE REMINDER: December 11, 2023 at 9:00 AM