

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION

Tuesday, February 6, 2024, at 9:00 AM

I. ATTENDANCE

Board: Six (6) of Six (6) Members present:

Sarah Giller-Nelson, Mayra Diaz Buttacavoli, Sam Sheldon, Scott Diffenderfer, Shawna Meyer, Jason Hagopian

Staff: Michael Belush, Farosha Andasheva

II. CITY ATTORNEY UPDATES / SWEARING IN OF PUBLIC

III. APPROVAL OF MINUTES:

1. After Action January 2, 2024

APPROVED –Buttacavoli/Diffenderfer 5-0 (Sheldon absent)

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB23-0956, 1901 Alton Road – Whole Foods.** An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, to replace all existing structures on the site.

CONTINUED to April 2, 2024 – Diffenderfer/ Buttacavoli 5-0 (Sheldon absent)

3. **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 & 11/13/2023]**

CONTINUED to March 5, 2024 – Diffenderfer/ Meyer 5-0 (Sheldon absent)

4. **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 from 11/13/2023]**

CONTINUED to March 5, 2024 – Diffenderfer/ Buttacavoli 5-0 (Sheldon absent)

VII. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

5. **DRB23-0979, a.k.a DRB0416-0015, 1628 Alton Rd a.k.a “1212 Lincoln Rd.”** An application has been filed requesting modifications to a previously issued Design Review Approval for the construction of a new 5-story commercial building, including accessory parking and a hotel component. Specifically, the applicant is requesting to modify one of the conditions of approval related to the design and materials required for the abutting sidewalks.

APPROVED – Meyer / Hagopian 5-0 (Sheldon Absent)

VII. PREVIOUSLY CONTINUED APPLICATIONS

6. **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, 10/11/2023, & 11/13/2023]**

CONTINUED to March 5, 2024 – Diffenderfer/ Sheldon 6-0

7. **DRB23-0958, 428 South Hibiscus Dr.** An application has been filed requesting Design Review Approval for the construction of a second floor addition to an existing 2-story home, including variances from the maximum lot coverage and maximum unit size. **[Continued from 12/11/2023 & 1/2/2024]**

CONTINUED to March 5, 2024 – Diffenderfer/ Buttacavoli 5-0 (Sheldon absent)

8. **DRB23-0934, 1940 Bay Drive.** An application has been filed requesting Design Review Approval for the construction of a new 5-story multifamily building, including one or more waivers, and a variance from the driveway setback requirements and a variance from the minimum required width of interior drive aisles with parking. **[Continued from 1/2/2024]**

CONTINUED to April 2, 2024 – Sheldon / Buttacavoli 6-0

9. **DRB23-0972, 1 Collins Ave.** An application has been filed requesting Design Review Approval for modifications to the ground level of an existing building, including the construction of a single story addition and the construction of an exterior ground level retractable canopy, associated with a new restaurant. **[Continued from 1/2/2024]**

APPROVED – Buttacavoli / Hagopian 6-0

VIII. NEW APPLICATIONS

10. **DRB23-0970, Intersection of Lincoln Road and Alton Road right-of-way.** An application has been filed requesting Design Review Approval, on an advisory basis, for the construction of a new Lincoln Road sign.

COMMENTS PROVIDED

11. **DRB23-0959, 140 South Hibiscus Dr.** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory level, including one or more waivers, to replace an existing 2-story home.

APPROVED – Hagopian / Sheldon 6-0

12. **DRB23-0973, 3100 North Bay Rd.** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory level, including one or more waivers, to replace an existing 2-story home.

APPROVED – Meyer / Buttacavoli 6-0

13. **DRB23-0974, 441 (445) East Rivo Alto Dr.** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory level, including one or more waivers, to replace an existing 2-story home. **(Time Certain of 10:00am or shortly thereafter)**

APPROVED – Hagopian / Buttacavoli 5-0 (Sheldon Absent)

IX. FUTURE MEETING DATE REMINDER: March 5, 2024
