

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION

1700 CONVENTION CENTER DRIVE 3RD FL.

Friday, July 07, 2017 8:30 A.M. | CITY COMMISSION CHAMBERS

I. ATTENDANCE

Board: Five (5) of seven (7) members present: Annabel Delgado-Harrington, Katie Phang, Elizabeth Camargo, John Turchin and James Bodnar.

Absent: Deena Bell Llewellyn and Michael Steffens

Staff: James G. Murphy, Fernanda Sotelo Chotel, Eve Boutsis, Michael Belush and Thomas Mooney

II. APPROVAL OF MINUTES: After Action Report – June 06, 2017 Meeting

APPROVED – Phang / Steffens 6-0

8:35 AM

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

- A. DRB16-0100, **501 72nd Street/7251 Collins Avenue— North Shore Park & Youth Center**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the construction of new restroom, concession and storage facilities, including a variance to reduce the required side facing street setback. **(Item was continued from the April 04, 2017 DRB meeting | March 07, 2017 DRB meeting| May 02, 2017 DRB meeting). ITEM BEING WITHDRAWN BY THE APPLICANT**

WITHDRAWN W/ OUT PREJUDICE

8:41 AM

VI. DISCUSSION ITEMS

VII. REQUESTS FOR EXTENSIONS OF TIME

VIII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. CITY PROJECTS

1. PREVIOUSLY CONTINUED
2. MODIFICATIONS
3. NEW APPLICATIONS

B. SINGLE FAMILY HOMES

1. PREVIOUSLY CONTINUED

- a. DRB16-0082, **2120 Lucerne Avenue**. The applicants, Patrick and Marisa Dwyer, are requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home, including a variance to exceed the maximum allowed floor to ceiling clearance for non-air conditioned space located under a main structure.

VARIANCE WITHDRAWN BY APPLICANT

1ST MOTION: DESIGN APPROVED – Delgado/Bodnar 5-0

2nd MOTION: DESIGN APPROVED W/ MODIFICATIONS – Camargo/Bodnar 5-0
8:42 AM - 10:30 AM

2. MODIFICATIONS
3. NEW APPLICATIONS

- a. DRB17-0146, **1134 South Biscayne Point Road**. The applicant, Universal Group Inc., is requesting Design Review Approval for the construction of a new two-story single family home on the west side (aka parcel 1) of a property containing an existing one-story home including variances from the minimum lot width and from the required side setback for a driveway. **(SUBJECT PARCEL, aka PARCEL 1, WAS PART OF A PREVIOUSLY APPROVED LOT SPLIT APPLICATION AT THE NOVEMBER 15, 2016 PLANNING BOARD MEETING, PB06-0059).**

VARIANCE APPROVED – Bodnar/Turchin 5-0
DESIGN APPROVED - Bodnar/Turchin 5-0
10:33 - 11:09 AM

- b. DRB17-0148, **160 South Hibiscus Drive**. The applicant, Edmundo Tamayo, is requesting Design Review Approval for the construction of a new two-story single family home to replace an existing one-story home, including variances to reduce the required front, both sides and sum of the side setbacks, to reduce the minimum open space requirement in the required rear yard, to exceed the maximum elevation and projection allowed within required yards.

VARIANCE #5 WITHDRAWN BY APPLICANT
VARIANCE #2, #3 & #4 APPROVED – Bodnar/Camargo 5-0
VARIANCE #1 APPROVED – Bodnar/Turchin 5-0
VARIANCE #6 APPROVED – Bodnar/Turchin 5-0
VARIANCE #7 APPROVED – Bodnar/Turchin 5-0
MOTION TO APPROVE VARIANCE #8 – Turchin/Delgado 3-2 (Camargo and Bodnar) – MOTION FAILS
MOTION TO APPROVE DESIGN W/ ALL WAIVERS – Turchin / Delgado 3-2 (Bodnar, Camargo) - MOTION FAILS
DESIGN WAIVER APPROVED FOR 70% VOLUME RATIO – Camargo/Delgado 5-0
DESIGN WAIVER APPROVED FOR OPENSACE – Camargo/Delgado 5-0
1st Motion: DESIGN WAIVER APPROVAL FOR AN AMMENDEED HEIGHT OF 26'-0"– Delgado/ - MOTION DIED FOR LACK OF SECOND
2st Motion: DESIGN WAIVER APPROVAL FOR AN AMMENDEED HEIGHT OF 26'-0"– Delgado/Phang 3-2 (Bodnar, Camargo) - MOTION FAILS
DESIGN APPROVED W/ OUT HEIGHT WAIVER – Delgado/Phang 5-0
11:09 AM – 12:26 PM

- c. DRB17-0133 (a.k.a. DRB16-0084), **28 West Dildo Drive**. The applicant, Alain Berdouare, is requesting design modifications to a previously issued Design Review Approval dated February 06, 2017, for the construction of a new two-story single-family home to replace an existing pre-1942

architecturally significant two-story home. Specifically, the applicant is requesting two design waivers (for height and second floor volume limitation).
(ITEM WAS CONTINUED AT THE MAY 02, 2017 DRB MEETING).

DESIGN APROVED –Turchin/Delgado 5-0

12:27 – 1:21 PM

C. MULTIFAMILY/COMMERCIAL/OTHER

1. PREVIOUSLY CONTINUED
2. MODIFICATIONS
3. NEW APPLICATIONS
 - a. DRB17-0147, **1664 Lenox Avenue**. The applicant, NZR, LLC dba Chotto Matte, is requesting Design Review Approval for the approval of a variance to exceed the allowable hours of operation for an accessory outdoor bar counter associated with a new restaurant located within the interior courtyard of the property.

CONTINUED TO SEPTEMBER 05, 2017 MEETING– Phang/Camargo 5-0 8:39 AM

- b. DRB17-0134, **11 Century Lane**. The applicant, Brigitte Eva Alfred LLC, is requesting Design Review Approval for the construction of a new four-story single-family residence to replace an existing one-story pre-1942 architecturally significant home, including variances from the minimum required lot size, from the required front setback for parking, from the required pedestal front, rear and both side setbacks.

CONTINUED TO SEPTEMBER 05, 2017 MEETING – Bodnar/Camargo 5-0

1:22 – 2:20 PM

IX. FUTURE MEETING DATE REMINDER
NO MEETING IN AUGUST
Tuesday, September 05, 2017 @ 8:30 am

IX. ADJOURNMENT

APPROVED – Phang/Camargo 5-0

2:21 PM

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-261, Section 118-252, and Section 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. The applications for the above projects are available for public inspection 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 of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal 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-day notice required), information on access for persons with disabilities, and/or any 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).