

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION

1700 CONVENTION CENTER DRIVE 3RD FL.

Tuesday, October 03, 2017 8:30 A.M. | CITY COMMISSION CHAMBERS

I. ATTENDANCE

Board: Seven (7) of seven (7) members present: Annabel Delgado-Harrington, Katie Phang (12:45), Elizabeth Camargo, John Turchin, Jim Bodnar, Deena Bell Llewellyn and Michael Steffens

Staff: James G. Murphy and Eve Boutsis and Fernanda Sotelo-Chotel

II. APPROVAL OF MINUTES: After Action Report –September 05, 2017 Meeting

APPROVED – Turchin / Bodnar 6-0

8:38 AM

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

- A. DRB17-0160, **1420 Bay Road—the Grand Flamingo Condominium**. The applicants, MCZ/Centrum Flamingo II, LLC and MCZ/Centrum Flamingo III, LLC, are requesting Design Review Approval for design modifications and renovations to exterior and interior portions of the existing North and Central Towers of Flamingo Apartments, a multi-tower residential development, including extensive landscaping, changes to vehicular circulation and pick-up/drop-off locations, and entrance features.

CONTINUED TO NOVEMBER 07, 2017 –Bodnar / Carmargo 6-0

8:43 AM – 8:45 AM

VI. DISCUSSION ITEMS: Sea Level Rise: Resiliency Criteria Moved to November meeting

VII. REQUESTS FOR EXTENSIONS OF TIME

VIII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. CITY PROJECTS

1. PREVIOUSLY CONTINUED
2. MODIFICATIONS
3. NEW APPLICATIONS

- A. DRB17-0177, **500 17th Street—Soundscape Park**. The applicant, City of Miami Beach, is requesting Design Review Approval for the installation of Art in Public Places (AIPP) audio and video art projects in Soundscape Park.

APPROVED – Turchin / Camargo 6-0

8:45 AM – 9:05 AM

B. MULTIFAMILY/COMMERCIAL/OTHER

1. PREVIOUSLY CONTINUED

- a. 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, and from the required pedestal front, rear and both side setbacks setback. **(ITEM WAS PREVIOUSLY CONTINUED AT THE JULY 07, 2017 MEETING)**

VARIANCE LOT AREA APPROVED – Delgado / Camargo 6-0

VARIANCE FRONT SETBACK APPROVED – Delgado / Camargo 5-1(Steffens)

VARIANCE PARKING APPROVED – Delgado / Camargo 6-0

MOTION TO APPROVE DESIGN W/ TOP OF HIGHEST PROJECTION AT 40'-0" ABOVE BFE – Turchin/Bodnar 3-3 (Camargo, Steffens and Bell) – *MOTION FAILS*

DESIGN WITH MODIFICATIONS APPROVED – Delgado / Bodnar 5-1 (Turchin)

9:06 AM – 10:36 AM

- 2. MODIFICATIONS
- 3. NEW APPLICATIONS

- a. DRB17-0169, **1420 Alton Road**. The applicant, Vicky Bakery, is requesting Design Review Approval for the partial demolition, renovation and exterior façade modifications to a portion of an existing one-story commercial building as part of a new restaurant/bakery interior and exterior build-out.

DRB APPROVED – Turchin / Camargo 6-0

10:37 AM – 10:50 AM

- b. DRB17-0171, **1 Collins Avenue—One Ocean Condominium Unit 701**. The applicant, MCR Holdings LLC, is requesting Design Review Approval for exterior design modifications to an existing private outdoor rooftop terrace, including new decking, new shade structures, landscaping and installation of additional outdoor features.

DRB APPROVED – Bodnar / Steffens 7-0

12:38 PM – 12:47PM

- c. DRB17-0172, **1 Collins Avenue—One Ocean Condominium Unit 708**. The applicant, Martin E. Franklin, is requesting Design Review Approval for exterior design modifications to an existing private outdoor rooftop terrace, including new decking, new shade structures, landscaping and installation of additional outdoor features.

DRB APPROVED – Bodnar / Steffens 6-0

10:52 AM –11:19 AM

- d. DRB17-0166, **4000 Alton Road—Talmudic University**. The applicants, M-4000 Alton Owner, LLC and Talmudic Coll 4000 Alton Rd, Inc. are requesting Design Review Approval for the replacement of the existing fence and installation of a new fence along portions of the perimeter of the property including a variance to exceed the maximum allowed height for a fence within required yards.

VARIANCE APPROVED – Turchin / Bodnar 6-0

11:20 AM – 11:27 AM

- e. DRB0416-0015, **1600-1634 Alton Road “1212 Lincoln Road”**. The applicants, ARRP Miami, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting Design Review Approval for the installation of an artistic super graphic on the north and east elevations for a new five-story commercial building with accessory parking and a hotel component with variances. **Specifically, the applicants are requesting Design Review Approval for a previously requested artistic super graphic on the north and east elevations of the building. Additionally, the applicants are requesting a new variance to reduce the minimum hotel unit size.** This project was approved as a phased development project. This item obtained a Conditional Use application approved by the Planning Board. **(ITEM WAS PREVIOUSLY APPROVED AT THE JULY 05, 2016 MEETING WITH THE EXCEPTION OF THE ARTISTIC SUPER GRAPHIC | ITEM WAS PREVIOUSLY CONTINUED AT THE SEPTEMBER 06, 2016 | OCTOBER 10, 2016 MEETING | DECEMBER 06, 2016 MEETING | MARCH 07, 2017 ITEM DEFERRED BY APPLICANT; RE-NOTICED)**

PHASED DEVELOPMENT APPROVED – Turchin / Steffens 7-0

ELECTRONIC MURALS GRAPHICS APPROVED – Bodnar / Steffens 7-0

VARIANCE APPROVED – Phang / Steffens 6-1 (Bodnar)

12:48 PM – 2:04 PM

- f. DRB17-0155, **1414 West Avenue**. The applicant, 1414 West Avenue LLC, is requesting Design Review Approval for the construction of a new 5-story multifamily building with mechanical parking on a vacant site, including one or more waivers.

DRB APPROVED – Bodnar / Steffens 6-0

11:27 AM – 12:12 PM

- g. DRB17-0165, **6881 Indian Creek Drive**. The applicant, 6881 Indian Creek LLC, is requesting Design Review Approval for exterior and interior alterations and design modifications to an existing two-story building and the construction of new stairs, a new outdoor bar and storage structure, and a new pool and associated decking, including variances to reduce the minimum required front and side facing a street setbacks, to reduce the minimum hotel unit size required, to reduce the required street side setback for a pool deck, to exceed the maximum allowable projection in required yards and to reduce the required front setback for monument signs.

VARIANCE APPROVED – Bodnar / Turchin 7-0

DRB APPROVED – Phang / Steffens 7-0

2:05 PM – 2:19 PM

C. SINGLE FAMILY HOMES

1. PREVIOUSLY CONTINUED
2. MODIFICATIONS

3. NEW APPLICATIONS

- a. DRB17-0175 (DRB17-0148) **160 South Hibiscus Drive**. The applicant, Edmundo Tamayo, is requesting design modifications to a previously issued Design Review Approval dated July 07 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 one waiver (for height limitation).

APPROVED – Bodnar / Phang 7-0

2:20 PM – 2:31 PM

- b. DRB17-0173, **3400 Chase Avenue**. The applicant, 3400 Chase LLC, is requesting Design Review Approval for the construction of a new two-story single family residence to replace an existing two-story pre-1942 single family residence, including variances to reduce the minimum required side and sum of the side setbacks.

VARIANCE APPROVED – Phang / Bodnar 7-0

DRB APPROVED – Phang / Bodnar 7-0

2:32 PM – 2:50 PM

- c. DRB17-0174, **2192 Alton Road**. The applicant, Zachary J Hirsch TRS, Hirsch Family Trust, Dakota J Hirsch TRS and Linda M. Hirsch TRS, is requesting Design Review Approval for the construction of a new two-story single family residence to replace an existing two-story architecturally significant pre-1942 single family residence.

APPROVED – Phang / Camargo 7-0

2:52 PM – 3:16 PM

IX. FUTURE MEETING DATE REMINDER: Tuesday, November 07 2017 @ 8:30 am

X. ADJOURNMENT – Phang / Camargo 7-0

3:16 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).