

**DESIGN REVIEW BOARD MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**

Tuesday, April 5, 2016, 8:30 AM | City Commission Chambers

- I. ATTENDANCE
  - II. APPROVAL OF MINUTES
  - III. CITY ATTORNEY UPDATES
  - IV. SWEARING IN OF PUBLIC
  - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
  - VI. REQUESTS FOR EXTENSIONS OF TIME
  - VII. DISCUSSION ITEMS
  - VIII. PROGRESS REPORT
  - IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
  - X. PREVIOUSLY CONTINUED ITEMS
  - XI. NEW APPLICATIONS
  - XII. APPEALS (BOA ONLY)
  - XIII. OTHER BUSINESS
  - XIV. ADJOURNMENT
- 

**AGENDA ITEMS**

APPROVAL OF MINUTES

- 1. March 1, 2016-After Action Report

**Motion**

**Motion to Approve**

**Moved By: John Turchin**

**Supported By: Michael Steffens**

**Ayes: Turchin, Camargo, Delgado, Housen, Phang , Steffens**

**Absent: Bell**

**MOTION Passed**

REQUESTS FOR CONTINUANCES/WITHDRAWALS

- 2. DRB 23077-1844 W 23rd Street  
1844 W 23rd LLC

**Motion**

**Motion to Withdrawn**  
**Moved By: Michael Steffens**  
**Supported By: Katie Phang**

**Ayes: Turchin, Camargo, Delgado, Housen, Phang , Steffens**

**Absent: Bell**

**MOTION Passed**

**MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER**

3. DRB 23224-44 Star Island Drive  
Shay Kostiner

**VARIANCE**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Bell, Camargo, Delgado, Housen, Phang , Steffens**

**Abstain: Turchin**  
**MOTION Passed**

**MOTION TO REOPEN THE ITEM**

**Motion to Approve**  
**Moved By: Michael Steffens**  
**Supported By: Katie Phang**

**Ayes: Bell, Camargo, Delgado, Housen, Phang , Steffens**

**Abstain: Turchin**  
**MOTION Passed**

**DRB**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Bell, Camargo, Delgado, Housen, Phang , Steffens**

**Abstain: Turchin**  
**MOTION Passed**

**MOTION TO TABLE THE ITEM**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Bell, Camargo, Delgado, Housen, Phang , Steffens**

**Abstain: Turchin**  
**MOTION Passed**

4. DRB 22959-500-700 Alton Road  
South Beach Heights I, LLC; 500 Alton Road Ventures, LLC; 1220 Sixth, LLC

**VARIANCE**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**DRB**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

5. DRB 23103-1111 Lincoln Road and 1666 Lenox Avenue  
MBeach1, LLLP

**VARIANCE**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang**

**Abstain: Steffens**  
**MOTION Passed**

6. DRB 23201-1691 Michigan Avenue  
1691 Michigan Avenue Investments, LP

**VARIANCE**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**DRB**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**PREVIOUSLY CONTINUED ITEMS**

7. DRB 23208-5512 La Gorce Drive  
Biana, LLC

**DRB**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**NEW APPLICATIONS**

8. DRB 23246-4193 North Bay Road  
Seth Heller & Eleshiva Levin

**CONTINUE TO MAY 3, 2016**

**Motion to Continue**

**Moved By: Michael Steffens**

**Supported By: Katie Phang**

**Ayes: Turchin, Camargo, Delgado, Housen, Phang , Steffens**

**Absent: Bell**

**MOTION Passed**

9. DRB 23250-3175 Prairie Avenue  
Jose Prieto

**DRB**

**Motion to Approve**

**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

10. DRB 23247-4300 Chase Avenue  
City of Miami Beach

**CONTINUE TO JUNE 7, 2016**

**Motion to Continue**  
**Moved By: Michael Steffens**  
**Supported By: Elizabeth Camargo**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

11. DRB 23244-2101 Normandy Drive  
Duval Apartments, LLC

**DRB**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

12. DRB 23253-2300 Lake Avenue  
2300 Lake Ave, LLC

**VARIANCE**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**DRB**

**Motion to Approve**

**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

13. DRB 23251-1675 Alton Road  
E&S Shull Inc

**DRB**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Elizabeth Camargo**

**Ayes: Turchin, Camargo, Delgado, Housen, Phang , Steffens**

**Absent: Bell**

**MOTION Passed**

14. DRB 23245-110 N. Hibiscus Drive  
Ross Marchette & Mary Vaccaro

**VARIANCE**

**Motion to Approve**  
**Moved By: John Turchin**  
**Supported By: Katie Phang**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**DRB**

**Motion to Approve**  
**Moved By: John Turchin**  
**Supported By: Katie Phang**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

15. DRB 23227-2015 Marseille Drive  
City M Marseille II LLC

**VARIANCE**

**Motion to Approve**

**Moved By: Katie Phang**  
**Supported By: John Turchin**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

**DRB**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Michael Steffens**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Phang , Steffens**

**MOTION Passed**

16. DRB 23248-8011,8017,8021&8035 Harding Avenue  
Harding Excalibur, LLC

**CONTINUE TO JUNE 7, 2016**

**Motion to Approve**  
**Moved By: Michael Steffens**  
**Supported By: Katie Phang**

**Ayes: Turchin, Camargo, Delgado, Housen, Phang , Steffens**

**Absent: Bell**

**MOTION Passed**

17. DRB 23252-4344 Alton Road  
4344 Alton Road, LLC

**DRB**

**Motion to Approve**  
**Moved By: Michael Steffens**  
**Supported By: Elizabeth Camargo**

**Ayes: Turchin, Bell, Camargo, Delgado, Housen, Steffens**

**Absent: Phang**

**MOTION Passed**

**ADJOURNMENT**

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Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 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. Applications for items listed herein are available for public inspection at the following link: or 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 items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of 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-business day notice is required), information on access for persons with disabilities, and 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).