

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

Tuesday, May 3, 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

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## AGENDA ITEMS

### APPROVAL OF MINUTES

1. Approval of Minutes- April 5, 2016

#### **APPROVAL**

**Motion to Approve**

**Moved By: John Turchin**

**Supported By: Katie Phang**

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

**Absent: Camargo**

**MOTION Passed**

### REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. DRB 23064-100 Biscayne Street  
Crown Castle NG East Inc

**MOTION TO CONTINUED TO JUNE 07, 2016**

**Motion to Continue**  
**Moved By: Katie Phang**  
**Supported By: Deena Bell**

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

**Absent: Camargo**

**MOTION Passed**

3. DRB 23204-31 Venetian Way  
Euroamerican Group Inc

**MOTION TO CONTINUED TO JUNE 07, 2016**

**Application will be heard first.**

**Motion to Continue**  
**Moved By: Katie Phang**  
**Supported By: Deena Bell**

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

**Absent: Camargo**

**MOTION Passed**

**DISCUSSION ITEMS**

4. CITY ATTORNEY UPDATES

**MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER**

5. DRB 23076-723 N Lincoln Lane  
PPF 723 Lincoln Lane, LLC

**MOTION TO APPROVE VARIANCES**

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

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

**Absent: Camargo**

**MOTION Passed**

**MOTION TO APPROVE DESIGN MODIFICATIONS**

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

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

**Absent: Camargo**

**MOTION Passed**

**PREVIOUSLY CONTINUED ITEMS**

6. DRB 23246-4193 N. Bay Road  
Seth Heller and Elisheva Levin

**MOTION TO APPROVE VARIANCE**

**Motion to Approve  
Moved By: Katie Phang  
Supported By: Deena Bell**

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

**Absent: Camargo**

**MOTION Passed**

**MOTION TO APPROVE DRB APPLICATION**

**Motion to Approve  
Moved By: Katie Phang  
Supported By: Deena Bell**

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

**Absent: Camargo**

**MOTION Passed**

**NEW APPLICATIONS**

7. DRB 23214-1698 Alton Road and 1681-1683 West Avenue  
1681 Ventures LLC

**MOTION TO APPROVE VARIANCES**

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

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

**MOTION Passed**

**MOTION TO APPROVE DRB APPLICATION**

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

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

**MOTION Passed**

8. DRB 23249-1300 Monad Terrace  
Monad Terrace Property Owner LLC

**MOTION TO APPROVE**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: John Turchin**

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

**Absent: Camargo**

**MOTION Passed**

9. DRB 23254-1901 Convention Center Drive  
City of Miami Beach

**MOTION TO APPROVE**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

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

**Absent: Camargo**

**MOTION Passed**

10. DRB 23255-2801 Flamingo Drive  
John Glenn Kendall

**MOTION TO APPROVE VARIANCE**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

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

**Absent: Camargo**

**MOTION Passed**

**MOTION TO APPROVE DRB APPLICATION**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

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

**Absent: Camargo**

**MOTION Passed**

11. DRB 23256-4573 Prairie Avenue  
Arghouse2 LLC

**MOTION TO APPROVE**

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

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

**Absent: Camargo**

**MOTION Passed**

12. DRB 23257-1351 W 29th Street  
City of Miami Beach

**MOTION TO APPROVE DRB APPLICATION**

**Motion to Approve**  
**Moved By: Katie Phang**  
**Supported By: Deena Bell**

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

**MOTION Passed**

**MOTION TO CONTINUE TO JUNE 07, 2016**

**Motion to Continue**  
**Moved By: John Turchin**  
**Supported By: Michael Steffens**

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

**MOTION Failed**

13. DRB 23258-914 Marsielle Drive  
EAYC INV E LLC

**MOTION TO APPROVE VARIANCES**

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

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

**Absent: Camargo**

**MOTION Passed**

**MOTION TO APPROVE DRB APPLICATION**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

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

**Absent: Camargo**

**MOTION Passed**

14. DRB 23262-1056 17th Street and 1685 Lenox Avenue

MAC ALTON, LLC

**MOTION TO APPROVE**

**Motion to Approve**

**Moved By: Katie Phang**

**Supported By: Michael Steffens**

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

**Absent: Camargo**

**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).