

**DESIGN REVIEW BOARD AFTER ACTION**

Monday, October 10, 2016, 8:30 A.M. | CITY COMMISSION CHAMBERS

**I. ATTENDANCE:**

**Board:** Five (5) of seven (7) members present: Carol Housen, Katie Phang, Michael Steffens, and Deena Bell Llewellyn.

**Absent:** Elizabeth Camargo and John Turchin

**Staff:** James G. Murphy and Eve Boutsis

**II. APPROVAL OF MINUTES: AFTER ACTION : September 6, 2016**

**APPROVED – Phang / Steffens 5-0**

**8:40 AM**

**III. CITY ATTORNEY UPDATES**

**IV. SWEARING IN OF PUBLIC**

**V. REQUEST FOR CONTINUANCES/ WITHDRAWALS**

- A. DRB0616-0035, **3724 and 3732 Sheridan Avenue**. The applicant, Etrom Holdings Corp, is requesting Design Review approval for the construction of a new two-story single-family home on two combined lots to replace two, one-story single family homes one of which is a pre-1942 architecturally significant home. **(ITEM WAS CONTINUED AT THE AUGUST 2, 2016 MEETING)**

**CONTINUED TO DECEMBER 6, 2016 – Phang / Steffens 5-0**

**8:43 AM**

- B. DRB0516-0029, **1835 West 27<sup>th</sup> Street**. The applicant, Miami Islands Property LLC, is requesting Design Review approval for the construction of a new two-story addition to an existing two-story single-family home including a variance to exceed the maximum allowable lot coverage. **(ITEM WAS CONTINUED AT THE AUGUST 2, 2016 MEETING)**

**CONTINUED TO NOVEMBER 6, 2016 – Phang / Steffens 5-0**

**8:46 AM**

**VI. DISCUSSION ITEMS**

**VII. REQUESTS FOR EXTENSIONS OF TIME**

- A. DRB File No. 23155, **7 Farrey Lane**. The applicant, Rene Gonzalez, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new three-story single-family residence on a vacant parcel, including variances to waive the required side setbacks to reconstruct an existing dock, to waive the required front setback for parking, and to waive the minimum lot size to construct a new single

family home. **(ITEM WAS APPROVED AT THE APRIL 7, 2015 MEETING)**

**APPROVED – Phang / Steffens 5-0**

**8:47 AM**

**VIII. APPLICATIONS FOR DESIGN REVIEW APPROVAL**

- A. CITY PROJECTS
- B. SINGLE FAMILY HOMES
  - 1. PREVIOUSLY CONTINUED

- a. DRB0416-0018, **4212 Sheridan Avenue**. The applicant, George Aminov, is 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 single family home, including a variance to reduce the required front setback. **(ITEM WAS PREVIOUSLY HEARD AT THE JULY 5, 2016 MEETING | ITEM HAS BEEN RE-ADVERTISED)**

**APPROVED DRB– Phang / Steffens 5-0**  
**VARIANCES– Phang / Steffens 5-0**

**9:08 AM**  
**9:08 AM**

- 2. MODIFICATIONS
  - 3. NEW APPLICATIONS

- a. DRB16-0050, **503 East Dilido Drive**. The applicant, Aaron Rollins, is requesting Design Review approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant two-story single family home.

**APPROVED DRB – Phang / Bell 4-1 (Steffens)**

**9:15 AM**

- b. DRB16-0051, **733 Lakeview Drive**. The applicants, Randy and Nikki Weisburd, are requesting Design Review approval for the construction of a new one-story single-family home to replace an existing pre-1942 architecturally significant one-story single family home.

**APPROVED DRB – Phang / Steffens 5-0**

**9:50 AM**

- C. MULTIFAMILY/COMMERCIAL/OTHER
  - 1. PREVIOUSLY CONTINUED

- a. 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 construction a new five-story commercial building with accessory parking and a hotel component to replace all existing structures on site, including variances to reduce the required pedestal and tower front, street side and rear setbacks for hotel use, and to reduce the required

pedestal and tower rear setback for commercial use. The applicants are also requesting Design Review Approval for the installation of an artistic super graphic on the north and east elevation. This project is proposed to take place in three (3) phases as a phased development project. **(ITEM WAS PREVIOUSLY APPROVED AT THE JULY 5, 2016 MEETING WITH THE EXCEPTION OF THE ARTISTIC SUPER GRAPHIC | ITEM WAS PREVIOUSLY CONTINUED AT THE SEPTEMBER 6, 2016 MEETING)**

**ITEM DISCUSSED**

**CONTINUED TO DECEMBER 6, 2016 – Phang / Steffens 5-0 10:11 AM**

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**2. MODIFICATIONS**

- a. DRB16-0053 (a.k.a. DRB File No. 23155), **7 Farrey Lane**. The applicant, Rene Gonzalez, is requesting modifications to a previously issued Design Review Approval for the construction of a new three-story single-family residence on a vacant parcel including new variances to reduce the required side and sum of the side setbacks in order to construct a new spiral staircase on the east side.

**APPROVED DRB– Phang / Steffens 5-0**

**8:51 AM**

**VARIANCES– Phang / Steffens 5-0**

**8:51 AM**

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- b. DRB16-0048 (a.k.a. DRB FILE NO. 23233), **1824 Alton Road**. The applicant, Saber 1800 Alton LLC, is requesting modifications to a previously approved Design Review Approval for the installation of a new signage design.

**APPROVED ID AND BLADE SIGNS (MICHAELS) – Phang / Steffens 5- 0**  
**GROUND FLOOR RETAIL (non-MICHAELS) CONTINUED TO DECEMBER**  
**6, 2016– Phang / Steffens 5-0 10:44 AM**

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**3. NEW APPLICATIONS**

- a. DRB16-0052, **8 Farrey Lane**. The applicant, Steve Rhodes, is requesting Design Review Approval for the construction of a new three-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 front setback for parking, from the maximum elevation allowed for projections and structures in required yards, from the required rear setback for a pool and from the maximum area for decks within the required rear yard.

**APPROVED DRB– Phang / Bell 5-0**

**12:22 PM**

**VARIANCES– Phang / Steffens 5-0**

**12:22 PM**

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- b. DRB16-0049, **1344 15<sup>th</sup> Terrace**. The applicant, 1344 15<sup>th</sup> Terrace

Townhomes LLC, is requesting Design Review Approval for the construction of a new four-story residential building including variances to reduce the required side setback for a driveway and to reduce the required width for a driveway.

**M. STEFFENS RECUSED, RESULTING IN LOSS OF QUORUM  
CONTINUED TO NOVEMBER 1, 2016 – Phang / Delgado 4-0 12:48 PM**

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- c. DRB0416-0024, **7135 Collins Avenue**. The applicant, Burleigh House Condominium, is requesting Design Review Board Approval for the replacement of new full-view windows and doors throughout the exterior of an existing nineteen-story oceanfront building.

**NO ACTION TAKEN 11:46 AM**

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- IX. FUTURE MEETING DATE REMINDER  
Tuesday, November 1, 2016 @ 8:30 am

**MEETING ADJOURNED 1:00PM**

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- X. ADJOURNMENT

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).*