

DESIGN REVIEW BOARD AFTER ACTION

8:30 AM Tuesday, November 1, 2016 | CITY COMMISSION CHAMBERS

I. ATTENDANCE:

Board: Seven (7) of seven (7) members present: Carol Housen, Katie Phang, Elizabeth Camargo, John Turchin, Michael Steffens, Annabel Delgado-Harrington, and Deena Bell Llewellyn.

Absent: NA

Staff: James G. Murphy, Michael Belush and Eve Boutsis

II. APPROVAL OF MINUTES: AFTER ACTION October 10, 2016

APPROVED – Phang / Steffens 5-0 (Camargo & Bell Absent)

8:38 AM

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUEST FOR CONTINUANCES/ WITHDRAWALS

- A. DRB0616-0035, 3724 and 3732 Sheridan. 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 ORIGINALLY CONTINUED AT THE AUGUST 2, 2016 MEETING | SEPTEMBER 6, 2016 MEETING)

CONTINUED TO DECEMBER 6, 2016 – Phang / Steffens 5-0 (Camargo & Bell Absent)

8:51 AM

- B. DRB0616-0037, 1904 Marseille Drive, 7100 Rue Granville and 1915 Normandy Drive. The applicant, Normandy Living LLC, is requesting Design Review Approval for the construction of new second floor addition to an existing one-story adult congregate living facility (“ACLF”) structure including variances to reduce the required front, interior side, and a side facing street setback requirements and to exceed the maximum projection allowed within the side yard. Additionally, the applicant is requesting Design Review Approval to incorporate the adjacent parcel located at 1915 Normandy Drive as required parking for the facility which will replace an existing one-story single-family home, including variances to reduce the required front, side and rear setback requirements for at-grade parking. Applicant has separately appealed a decision of the Planning Director that the proposed use is inconsistent with the City’s definition of ACLF. However, the DRB’s review of the exterior of the project is a separate application not in furtherance of the action appealed from, and may proceed. (DRB APPLICATION WAS CONTINUED AT THE AUGUST 2, 2016 MEETING | SEPTEMBER 6, 2016 MEETING)

CONTINUED TO FEBRUARY 6, 2017 – Phang / Camargo 6-0 (HOUSEN RECUSED)
8:50 AM

- C. 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 | OCTOBER 10, 2016)

CONTINUED TO DECEMBER 6, 2016 – Phang / Turchin 7-0
8:47 AM

- D. DRB16-0059, 40 Island Avenue: the Standard Spa. The applicant, Ferrado Lido LLC, is requesting Design Review Approval for exterior alterations to an existing two-story hotel and the construction of a new three-story hotel wing containing hotel units and a ground floor parking level to replace the existing two-story east wing of the hotel, including a variance to reduce the width of a two-way drive aisle. This project will require Planning Board approval.

CONTINUED TO FEBRUARY 6, 2017 – Phang / Steffens 7-0
8:51 AM

VI. REQUEST FOR EXTENSIONS OF TIME

- A. DRB File No. 23129 (a.k.a.DRB16-0063), **8701 Collins Avenue**. The applicant, 8701 Collins Development LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new twenty-story residential building to replace an existing building. **(ITEM WAS APPROVED AT THE MARCH 3, 2015 MEETING)**

APPROVED – Phang / Steffens 7-0
9:00 AM

VII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

A. SINGLE FAMILY HOMES

1. NEW APPLICATIONS

- a. DRB0516-0029, **1835 West 27th 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 ORIGINALLY CONTINUED AT THE AUGUST 2, 2016 MEETING | SEPTEMBER 6, 2016 MEETING**

APPROVED – Phang / Steffens 7-0

9:12 AM

- b. DRB0616-0039, **2051 North Bay Road**. The applicant, Jamil Bouchareb, 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, including variances to reduce the minimum required front, sides and sum of the side setbacks. **(ITEM WAS ORIGINALLY CONTINUED AT THE SEPTEMBER 6, 2016 MEETING)**.

DRB APPROVED – Phang / Turchin 7-0

VARIANCES APPROVED – Phang / Turchin 7-0

9:37 AM

2. MODIFICATIONS
3. NEW APPLICATIONS

- a. DRB16-0047, **1060 West 47th Street**. The applicant, Jorge Fernandez, 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 including variances from the front, both required sides and sum of the side setbacks for the principal structure; variances from the required side and rear setbacks for an accessory structure, to exceed the maximum area for an accessory structure, to exceed the maximum unit size of the accessory structure in relation to the main house, to exceed the maximum projection allowed in required yards, and to reduce the required landscaped open space, in order to retain an existing one-story accessory building in the rear yard.

CONTINUED TO FEBRUARY 6, 2017 – Phang / Bell 7-0

9:53 AM

- b. DRB16-0057, **790 Lakeview Drive**. The applicant, 790 Lakeview LLC, 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 – Phang / Turchin 6-1 (Delgado)

10:41 AM

B. MULTI-FAMILY/COMMERCIAL/ OTHER

1. PREVIOUSLY CONTINUED
2. MODIFICATIONS
3. NEW APPLICATIONS

- a. DRB16-0049, **1344 15th Terrace**. The applicant, 1344 15th 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. **CONTINUED FROM OCTOBER 10, 2016 DUE TO LOSS OF QUORUM**

VARIANCES APPROVED– Phang / Bell 6-0 (Steffens Recused)

DRB APPROVED– Phang / Bell 6-0 (Steffens Recused)

8:54 AM

- b. DRB16-0060, 6971 Carlyle Avenue. The applicant, 6971 NOBE Housing LLC, is requesting Design Review Approval for interior renovations of an existing two-story residential building in order to increase the number of housing units from 12 to 16, including a variance to allow the increase of the number of residential units in an existing non-conforming multifamily building.

DRB APPROVED – Phang / Steffens 7-0

VARIANCES APPROVED – Phang / Steffens 7-0

11:51 AM

- c. DRB16-0061, **1688 Meridian Avenue**. The applicant, IVY MBT Property LLC, is requesting Design Review Approval for exterior and interior design modifications to the first and second floor of an existing ten-story office building including new window and door openings, new storefronts and two new entrance canopies including a variance to exceed the maximum projection allowed in required yards and signage variances from the maximum area allowed for projecting signs, to relocate projecting signs and a building identification sign, and to place a building identification sign as a projecting sign, in order to install multiple signs on the building.

DRB APPROVED – Phang / Steffens 7-0

VARIANCES APPROVED – Phang / Steffens 7-0

12:04 PM

- d. DRB16-0062, **1674 Meridian Avenue**. The applicant, IVY MBT Property LLC, is requesting Design Review Approval for exterior and interior design modifications to the first and second floor and alterations to the overall façade of an existing five-story office building including new window and door openings, new storefronts and new eyebrow canopy including signage variances from the maximum area allowed for projecting signs, to relocate projecting signs and a building identification sign, and to place a building identification sign as a projecting sign, in order to install multiple signs on the building.

VARIANCE #1, #3, #4, #5, #6 APPROVED –Steffens / Camargo 6-0 (Phang Absent)

DRB APPROVED –Steffens / Camargo 6-0 (Phang Absent)

12:41 PM

- e. DRB0516-0027, **1435 Bay Road and 1340 Flamingo Way**. The applicants, TBD Buttonwood LLC and TBD Harbor 265 LLC, are requesting Design Review Approval for the construction of a new five-story residential building, including variances to reduce the required width for a drive aisle, to reduce the required setback from a structure to drive aisle, and to eliminate the residential use required facing a street for the ground floor containing parking spaces

DRB APPROVED –Steffens / Bell 6-0 (Phang Absent)

VARIANCE APPROVED –Steffens / Camargo 6-0 (Phang Absent)

1:41 PM

- f. DRB16-0058, **1000 West Avenue**. The applicant, Mirador 1000 Condominium Association, is requesting Design Review Approval for façade modifications of an existing sixteen-story building. Specifically, to replace existing concrete balcony railings on all sides of the building with glass railings

APPROVED – Camargo / Bell 3-3 (Delgado, Turchin & Steffens)(Phang Absent)
MOTION FAILS

DENIED – Turchin / Steffens 4-2 (Camargo & Housen) (Phang Absent) 2:35 PM

- g. DRB0716-0043, **8127 Crespi Boulevard**. The applicant, Brickland 1, LLC, is requesting Design Review Approval for the construction of a new (3) three-story, four-unit townhouse building on a vacant site, including variances from the required lot size and lot width, from the minimum rear pedestal setback, from the required area for parking spaces, from the required width for an interior drive aisle, from the required clearance from columns to driveway and from the required side setback for parking.

VARIANCE APPROVED – Camargo / Steffens 6-0(Phang Absent)

DRB APPROVED – Camargo / Steffens 6-0(Phang Absent) 2:10 PM

VIII. FUTURE MEETING DATE REMINDER: Tuesday, December 6, 2016 @ 8:30 AM

IX. ADJOURNMENT – Turchin / Steffens 6-0 4:00 PM

~~Denotes withdrawn variance~~