

**DESIGN REVIEW BOARD AFTER ACTION**

8:30 AM Monday, February 06, 2017 | CITY COMMISSION CHAMBERS

**I. ATTENDANCE:**

**Board:** Six (6) of seven (7) members present: Carol Housen, Annabel Delgado-Harrington, John Turchin, Michael Stephen, and Deena Bell Llewellyn.

**Absent:** Katie Phang

**Staff:** James G. Murphy, Fernanda Sotelo Chotel, Carlos Markovich, Eve Boutsis, and Nicholas Kallergis

**II. APPROVAL OF MINUTES:** After Action Report – January 3, 2017 Meeting

**III. CITY ATTORNEY UPDATES**

**IV. SWEARING IN OF PUBLIC**

**V. REQUESTS FOR CONTINUANCES/WITHDRAWALS**

- A. 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| NOVEMBER 1, 2016 MEETING)** Applicant withdrew item and removed plans. City Attorney confirmed withdrawal.

**WITHDRAWN – NO ACTION REQUIRED**

**8:46 AM**

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- B. DRB16-0047, **1060 West 47<sup>th</sup> 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 AT THE NOVEMBER 1, 2016 MEETING) Applicant withdrew item.**

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**WITHDRAWN – NO ACTION REQUIRED**

**8:47 AM**

- VI. DISCUSSION ITEMS
- VII. REQUESTS FOR EXTENSIONS OF TIME

- A. DRB File No. 23166 (a.k.a. DRB16-0094), **6030 Alton Road**. The applicant, 6030 LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval the construction of a new two-story single family home on the south side (lot 14) of a property containing an existing pre-1942 architecturally significant two-story home to be retained. **(ITEM WAS APPROVED AT THE JUNE 2, 2015 MEETING)**

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**CONTINUED TO MARCH 7, 2017 – Steffens / Bell 6-0**

**8:58 AM**

- VIII. APPLICATIONS FOR DESIGN REVIEW APPROVAL

- A. CITY PROJECTS

- 1. DRB16-0092, **North Shore Open Space Park**. The applicant, the City of Miami Beach, is requesting Design Review Approval for the substantial improvements of North Shore Open Space Park. **(ITEM WAS CONTINUED AT THE JANUARY 03, 2017 MEETING)**

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**CONTINUED TO MARCH 7, 2017 – Steffens / Camargo 6-0**

**8:54 AM**

- B. SINGLE FAMILY HOMES

- 1. PREVIOUSLY CONTINUED
  - 2. MODIFICATIONS
  - 3. NEW APPLICATIONS

- a. DRB16-0072, **40 West San Marino Drive**. The applicant, SRR Property Holdings LLC, is requesting Design Review Approval for the construction of a new two-story single family home **including a variance to reduce the minimum lot area and lot width requirements**, to replace an existing pre-1942 architecturally significant one-story home. **(ITEM WAS HEARD AND CONTINUED AT THE DECEMBER 6, 2016 DRB MEETING. VARIANCES HAVE BEEN REQUESTED AND NOTICED)**

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**VARIANCE APPROVED – Steffens / Bell 6-0**  
**DRB APPROVED – Steffens / Bell 6-0**

**9:03-9:50 AM**

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- b. DRB16-0084, **28 West Dilido Drive**. The applicant, Alain Berdouare, 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 home and variances to exceed the maximum height of yards.

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**DRB APPROVED w/o WAIVERS – Turchin / Steffens 5-1                      9:50-11:09 AM**

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- c. DRB16-0093, **705 West Dilido Drive**. The applicant, Ramin Aleyasin, 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 home.

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**APPROVED – Turchin / Steffens 6-0    11:20 AM**

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IX. MULTIFAMILY/COMMERCIAL/OTHER  
1. PREVIOUSLY CONTINUED

- a. 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. (**ID AND BLADE SIGN APPROVED AT OCT. 10, 2016 DRB MEETING | GROUND FLOOR SIGNS [non-MICHAELS] CONTINUED TO DEC. 6, 2016**)

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**APPROVED – Camargo / Steffens 6-0    12:13 PM**

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- b. DRB16-0090 (a.k.a. DRB0416-0015), **1600-1634 Alton Road “1212 Lincoln Road”**. The applicants, ARRP Miami LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting modifications to a previously approved Design Review Approval for the construction a new five-story commercial building with accessory parking and a hotel component that included multiple variances. Specifically, the applicants are requesting modifications in order to adjust the elevation to incorporate a taller first floor and variances to exceed the maximum height of a roof deck and to exceed its maximum area allowed. (**ITEM WAS APPROVED AT THE July 5, 2016 MEETING | CONTINUED AT THE JANUARY 03, 2017 MEETING**)

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**VARIANCE APPROVED – Steffens / Turchin 6-0**

**DRB APPROVED – Steffens / Camargo 6-0**

**12:45 PM**

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- c. DRB16-0089 (a.k.a. DRB File No. 23214), **1698 Alton Road and 1681-1683 West Avenue**. The applicant, 1681 Ventures LLC, is requesting exterior and interior design modifications to a previously approved Design Review Approval for the construction of a five-story mixed use building, including modifications to previously approved variances. Additionally, the applicant is requesting a variance to reduce the width

of a two-way driveway. **(ITEM WAS APPROVED AT THE MAY 5, 2016 MEETING | CONTINUED AT THE JANUARY 03, 2017 MEETING)**

**DRB APPROVED – Turchin / Camargo 6-0**  
**VARIANCE APPROVED Turchin / Steffens 6-0**

**12:45-1:47 PM**

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- 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 AT THE NOVEMBER 1, 2016 MEETING)**

**DEFERRED – Steffens / Bell 6-0**

**8:50 AM**

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2. MODIFICATIONS

3. NEW APPLICATIONS

- a. DRB16-0097 **1680 Meridian Avenue**. The applicant, 1680 Costa LLC, is requesting Design Review Approval for exterior alterations to the façade of an existing six-story building, including the installation of new ground floor operable storefront windows and doors.

**APPROVED – Steffens / Bell 6-0**

**2:01 PM**

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X. FUTURE MEETING DATE REMINDER  
Tuesday, March 7, 2017 @ 8:30 am

XI. ADJOURNMENT

**ADJOURN – Camargo / Delgado 6-0**

**2:03 PM**

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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).*