

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION Tuesday, September 3, 2024, at 9:00 AM

I. ATTENDANCE

Board: Six (6) of Six (6) Members present:

Sarah Giller-Nelson, Shawna Meyer, Sam Sheldon, Scott Diffenderfer, Mayra Diaz Buttacavoli, Laura Lewin

Staff: Rogelio Madan, Faroat Andasheva, Giselle Deschamps

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. DISCUSSION ITEMS

V. APPROVAL OF MINUTES:

1. After Action July 2, 2024

APPROVED – Lewin / Diffenderfer 6-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB24-1014, 4-6 STAR ISLAND DRIVE.** An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, including a variance to exceed the maximum height allowed for an elevator bulkhead, a variance from the understory requirements, a variance to exceed the maximum width for a driveway, a variance to exceed the maximum height of a one-story accessory structure, a setback variance to exceed the maximum height of a fence and gate, a variance from the existing structure second floor side elevation open space requirement, a variance to reduce the front and side setbacks for the existing structures, and a variance of the requirement for front yard driveways not set in sand, and including one or more waivers, to replace an existing residence. **[Continued from the June 4, 2024 & July 2, 2024 meeting]** The item is requested to be deferred indefinitely. It will be re-noticed at a later date.

VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

VII. PREVIOUSLY CONTINUED APPLICATIONS

3. **DRB23-0968, CITYWIDE Digital Information Kiosks.** An application has been filed requesting Design Review Approval for the design of Digital Information Kiosks to be installed within the right-of-way at the following approximate locations: Convention Center Drive & 19th Street, and Lincoln Rd. & Alton Rd. **[Continued from April 2, 2024; June 4, 2024; & July 2, 2024 meeting]**

APPROVED DESIGN – Meyer / Buttacavoli 6-0

4. **DRB23-0958, 428 SOUTH HIBISCUS DR.** An application has been filed requesting Design Review Approval for the construction of a second floor addition to an existing 2-story home, including variances from the maximum lot coverage and maximum unit size. **[Continued from December 11, 2024; January 2, 2024; February 6, 2024; March 5, 2024; April 2, 2024; & June 4,**

2024]
WITHDRAWN by the applicant

5. **DRB24-1009, 1691 MICHIGAN AVENUE.** An application has been filed requesting Design Review Approval for exterior design modifications to an existing commercial building. **[Continued from the June 4, 2024 & July 2, 2024 meeting]**

APPROVED DESIGN – Meyer / Buttacavoli 6-0

6. **DRB24-1015, 1801 ALTON ROAD.** An application has been filed requesting Design Review Approval for the construction of a new 1-story commercial building, including a variance from the minimum landscape requirement bordering a temporary or provisional surface parking lot abutting a property line, street, or sidewalk, and one or more waivers, replacing an existing two-story commercial building. **[Continued from the June 4, 2024 & July 2, 2024 meeting]**

CONTINUED to October 1, 2024 – Diffenderfer / Lewin 6-0

7. **DRB24-1016, 976 WEST 41ST STREET, 3925 & 3915 ALTON ROAD.** An application has been filed requesting Design Review Approval for the construction of a new seven story commercial building, to replace existing commercial buildings. Specifically, the application includes a variance to reduce the required rear setback and including one or more waivers. **[Continued from the June 4, 2024 & July 2, 2024 meeting. Only the Variance was continued; the remainder of the project was approved]**

APPROVED VARIANCE – Sheldon / Buttacavoli 5-0; Giller-Nelson recused

8. **DRB24-1019, 1339 14 TERRACE – Casa Leroy Dobles.** An application has been filed requesting Design Review Approval for a new four-story duplex residential building, including one or more waivers, to replace an existing residence on the site. **[Continued from the July 2, 2024 meeting]**

APPROVED DESIGN with modification that third floor side windows be at a consistent level – Meyer / Diffenderfer 6-0

10. **DRB23-0960, 704 84TH STREET – Denbora Bay II.** An application has been filed requesting Design Review Approval for a new four-story multi-family building with one or more waivers, to replace an existing residence on the site. **[Continued from the July 2, 2024 meeting]**

CONTINUED to October 1, 2024 – Sheldon / Buttacavoli

11. **DRB23-0961, 2125 BAY DRIVE – Denbora Bay III.** An application has been filed requesting Design Review Approval for a new four-story multi-family building with one or more waivers, to replace an existing residence on the site. **[Continued from the July 2, 2024 meeting]**

CONTINUED to October 1, 2024 – Sheldon / Giller-Nelson

VIII. NEW APPLICATIONS

12. **DRB23-0995, 2334 ALTON ROAD.** An application has been filed requesting Design Review Approval for the construction of a new two-story addition to an

existing two-story residence, including one or more waivers.

APPROVED DESIGN – Diffenderfer / Sheldon 6-0

13. **DRB24-1002, 1801 PURDY AVENUE.** An application has been filed requesting Design Review Approval for the replacement of an existing fixed storefront with a new operable storefront system.

APPROVED DESIGN – Meyer / Buttacavoli 6-0

14. **DRB24-1026, 94 PALM AVENUE.** An application has been filed requesting Design Review Approval for the construction a new two-story residence with an understory level, including a variance to permit an existing structure to remain within the front and side yard setbacks, a variance to allow driveways to exceed the maximum allowable width, and one or more waivers, to replace an existing residence.

APPROVED DESIGN with Waiver – Meyer / Buttacavoli 6-0

APPROVED VARIANCES – Sheldon / Diffenderfer 6-0

15. **DRB24-1029, 1200 LINCOLN ROAD & 1628-1634 ALTON ROAD.** An application has been filed requesting Design Review Approval and related variance(s) for a hanging sign to exceed the maximum allowable signage area for a previously approved five-story commercial and hotel building.

APPROVED DESIGN – Diffenderfer / Sheldon 6-0

APPROVED VARIANCES – Meyer / Lewin 6-0

IX. FUTURE MEETING DATE REMINDER: October 1, 2024

09/25/2024 11:09 PM