

# MIAMI BEACH

## LAND USE BOARDS

### DESIGN REVIEW BOARD AFTER ACTION Tuesday, November 5, 2024, at 9:00 AM

#### I. ATTENDANCE

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

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

**Absent:**

**Staff:** Rogelio Madan, Farooq Andasheva, Alejandro Garavito, Gabriela Freitas

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. DISCUSSION ITEMS

#### V. APPROVAL OF MINUTES:

1. After Action October 1, 2024

**APPROVED – Buttacavoli / Lewin 6-0**

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#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB24-1040, 1500 BAY ROAD.** An application has been filed requesting Design Review Board approval for design modifications to the roof deck and indoor amenities of an existing building located at the northwest side of the property. Specifically, the applicant is proposing the removal of the existing basketball court on the roof of the parking garage to be replaced by a wading pool, seating, and landscape with a water feature; The interior work includes an addition and renovation to the existing fitness center located on levels 8 and 9 to create 7 new residential units. **[Request from the applicant to continue the item to the December 10, 2024 meeting. Continued from the October 1, 2024 meeting]**

**CONTINUED to December 10, 2024 – Buttacavoli / Diffenderfer 6-0**

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3. **DRB24-1038, 1265 NORTH BISCAYNE POINT ROAD.** An application has been filed requesting Design Review Approval for the construction a new two-story residence with an understory level, including one or more waivers, to replace an existing residence. **[Request to continue to the December 10, 2024 meeting. Continued from the October 1, 2024 meeting]**

**CONTINUED to December 10, 2024 – Buttacavoli / Diffenderfer 6-0**

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#### VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

4. **DRB24-1050, WEST AVENUE PHASE II RIGHT OF WAY IMPROVEMENTS:** An application has been filed requesting modifications to a previously approved Design Review Approval for construction of improvements in the rights-of-way for the area generally bound by 8th Street to the south, Collins Canal to the north, just west of Alton Rd. to the west, and Biscayne Bay to the east, including all side streets in-between (Previously approved as file no. DRB21-0704). Specifically, the modification is for the approval of Street Lighting and Generator Screening.

**RECOMMEND APPROVAL – Buttacavoli / Meyer 6-0**  
**RECOMMEND to the City Commission there be more modern lighting fixtures in the future – Diffenderfer / Meyer 6-0**

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**VII. PREVIOUSLY CONTINUED APPLICATIONS**

5. **DRB23-0960, 704 84<sup>TH</sup> 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, September 3, 2024, & October 1, 2024 meetings]**

**APPROVED DESIGN with modification to replace brick veneer with brick, explore replacing stucco brick texture with other materials, and work with staff to on colors for mesh screening – Buttacavoli / Diffenderfer 6-0**

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6. **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, September 3, 2024, & October 1, 2024 meetings]**

**APPROVED DESIGN – Buttacavoli / Meyer 6-0**

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**VIII. NEW APPLICATIONS**

7. **DRB24-1025, 201 N COCONUT LANE:** An application has been filed requesting Design Review Approval for the construction a new two-story residence with an understory level, including one or more waivers, and a variance to reduce the open space requirement in the front yard, to replace an existing residence.

**APPROVED DESIGN and VARIANCE with modifications to allow 27' height and require pervious pavers for driveway – Buttacavoli / Sheldon 5-1, Meyer opposed**

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8. **DRB24-1031, 4701 NORTH MERIDIAN AVENUE, UPH 21:** An application has been filed requesting Design Review Approval for the installation of windows to enclose an existing covered exterior courtyard at the penthouse level.

**CONTINUED to December 10, 2024 – Buttacavoli / Diffenderfer 6-0**

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9. **DRB24-1039, 1691 MICHIGAN AVENUE:** An application has been filed requesting Design Review Board approval for a proposed valet pick-up and drop-off service area to replace drive-through lanes in an existing office building.

**APPROVED DESIGN – Buttacavoli / Meyer 6-0**

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10. **DRB24-1043, 1015 STILLWATER DRIVE:** An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new two-story residence with an understory and a variance for the height of the home. Specifically, the applicant is requesting additional height as is permissible per the land development regulations.

**CONTINUED to December 10, 2024 and request that applicant provide as-built survey – Meyer / Buttacavoli 6-0**

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11. **DRB24-1045, 437 WEST 31 STREET:** 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 reduce the front setback, and including one or more waivers, located on a vacant lot.

**APPROVED VARIANCE with modification to allow for a 30” canopy in the front – Buttacavoli / Diffenderfer 6-0**

**APPROVED DESIGN with modification to rear canopy structure – Meyer / Sheldon 6-0**

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12. **DRB24-1046, 1480 STILLWATER DRIVE:** An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, including one or more waivers, to replace an existing residence.

**APPROVED DESIGN with modification to allow a height of 28’-6”, provide more permeance at the understory level, and to work with staff to reduce the verticality of the design – Lewin / Buttacavoli 6-0**

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13. **DRB24-1048, 112 MACARTHUR CAUSEWAY – TERMINAL ISLAND WATER BOOSTER PUMP STATION HARDENING:** An application has been filed Design Review Approval on an advisory basis for the mechanical rehabilitation and hardening of the Water Booster Station on Terminal Island. The hardening work includes storm proofing and waterproofing the station and the construction of an overground generator and fence.

**RECOMMEND APPROVAL with recommendation to the City Commission there be as much landscape screening as possible around the generator and that the City revisit the framework for design –Meyer / Buttacavoli 6-0**

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14. **DRB24-1051, 310 S COCONUT LANE:** An application has been filed requesting Design Review Approval for a two-story residence with an understory, including one or more waivers, to replace an existing residence.

**CONTINUED to December 10, 2024**

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**IX. FUTURE MEETING DATE REMINDER: December 10, 2024**

12/02/2024 7:15 PM