

# MIAMI BEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: June 12, 2025  
TITLE: DRB25-1087 A.K.A DRB24-1026, 94 PALM AVENUE.

#### **PROPERTY**

94 Palm Avenue

#### **FILE NO.**

DRB25-1087

#### **APPLICANT**

Palm Island Residence Trust

#### **IN RE:**

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. Specifically, the applicant is requesting variances to provide an enclosed, air-conditioned storage area within the understory; to provide concrete areas within the understory; to exceed the maximum permitted lot coverage; for height and interior side setback for an increase in the height of mechanical equipment with screening within the interior side setback; including one or more waivers, to replace an existing residence.

#### **PRIOR ORDER NUMBER:**

a.k.a DRB24-1026

#### **Applicable Area**

South Beach

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond  
Funds?**

No

**NEW APPLICATIONS {{item.number}}**