

# MIAMI BEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: October 1, 2024  
TITLE: DRB23-0994, 40 ISLAND AVENUE, 1 FARREY LANE, 2 FARREY LANE.

#### **PROPERTY**

40 ISLAND AVENUE, 1 FARREY LANE, 2 FARREY LANE

#### **FILE NO.**

DRB23-0994

#### **APPLICANT**

Nomade Lido LLC

#### **IN RE:**

An application has been filed requesting Design Review Approval for the renovation of the existing building on the western portion of the subject property, including updated finishes and appearance, and for the construction of a new five story hotel and multi-family residential building on the eastern portion of the subject property, including variances for the required sum of the side yard setback and to allow for the aggregation of three contiguous lots, and including one or more waivers, to replace existing structures.

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

#### **Applicable Area**

N/A

#### **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