

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION Thursday, May 15, 2025, at 9:00 AM

I. ATTENDANCE

Board: Five (6) of Six (7) Members present:

Present: Sarah Giller-Nelson, Akil Lester, Gabriel Paez, Mayra Diaz Buttacavoli, Scott Diffenderfer, Adam Meshberg

Absent: Laura Lewin

Staff: Michael Belush, Farooq Andasheva, Alejandro Garavito, Gabriela Freitas

II. CITY ATTORNEY UPDATES

City Attorney Updates Memorandum May 15, 2025

III. SWEARING IN OF PUBLIC

IV. APPROVAL OF MINUTES:

1. After Action April 10, 2025

APPROVED – Buttacavoli / Paez 6-0

2. Changes to After Action April 10, 2025 Per SG, to remove Scott Diffenderfer as he was absent.

APPROVED – Paez / Buttacavoli /6-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

3. **DRB25-1082 f.k.a. DRB22-0794, 5980 N BAY RD**: An application has been filed requesting modifications to a previously approved Design Review Approval for modifications to an existing residence and the construction of a new pool and cabana in the rear yard. Specifically, the applicant is requesting Design Review approval for a two-story addition to the existing residence including a variance for the required yard open space for two story elevations, including one or more waivers.

APPROVED – Lester / Buttacavoli /6-0

VII. NEW APPLICATIONS

2. **DRB24-1078, 1681 LENOX AVE**: An application has been filed requesting modifications to an existing two-story commercial building that received Design Review Approval. Specifically, the applicant is requesting Design Review approval for a proposed aluminum screen located on the west and south facades, including one or more waivers.

APPROVED with a modification to remove conditions (I)(D)(1) c, d, and e – Diffenderfer / Buttacavoli / 4-2, Giller-Nelson and Paez opposed

3. **DRB25-1081, 1820 BAY ROAD**: An application has been filed requesting Design Review Approval for the renovation of an existing one-story commercial building. Specifically, the applicant is requesting Design Review approval for the proposed renovation of the front façade and the installation of a screen located at the front property line, including one or more waivers.

APPROVED with a modification to remove condition (I)(D)(a) regarding the south side of the front wall – Lester / Diffenderfer / 5-1, Buttacavoli opposed

4. **DRB25-1080, 6788 COLLINS AVENUE**: An application has been filed requesting design review approval for modifications to the façade of an existing commercial shopping center. Specifically, the applicant is requesting to renovate the façade by recladding with new materials.

**APPROVED the storefront design, not including lighting – Paez/ Buttacavoli / 6-0
CONTINUED a portion of the application to the July 10, 2025 meeting, to present a lighting plan, landscape plan and confirmation that the drainage is being fixed – Paez/ Giller-Nelson / 6-0**

5. **DRB24-1072, 299 72nd STREET**: An application has been filed requesting Design Review Approval for the construction of a new five-story community complex, with a parking garage, library, community center, aquatics center, fitness center, retail, multi-purpose fields, and jogging track; including variances to modify the clear pedestrian path requirement, reduce habitable floor requirements, reduce habitable depth requirements, remove the driveway and vehicle access limitations, reduce setback for surface parking, removal of upper level residential or commercial requirement for main use parking garages, and remove requirement for the ground floor to contain residential or commercial uses on main use parking garages; and including one or more waivers, to replace an existing public parking lot.

APPROVED Design with a modification to require that the final landscape plan, retail, fencing, and west elevation that will come back to the board – Buttacavoli / Lester / 5-0 Paez absent

APPROVED Variances - Buttacavoli / Lester / 5-0 Paez absent

VIII. FUTURE MEETING DATE REMINDER: June 12, 2025