

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION Tuesday, July 2, 2024, at 9:00 AM

I. ATTENDANCE

Board: Four (4) of Six (6) Members present:

Sarah Giller-Nelson, Shawna Meyer, Sam Sheldon, Scott Diffenderfer

Absent: Mayra Diaz Buttacavoli, Laura Lewin

Staff: Rogelio Madan, Farooq Andasheva, Giselle Deschamps

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. DISCUSSION ITEMS

V. APPROVAL OF MINUTES:

1. After Action June 4, 2024

APPROVED – Meyer / Diffenderfer

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB24-0998, 4330 NAUTILUS DRIVE.** An application has been filed requesting Design Review Approval for a two-story residence, including a variance from the required landscape pervious open space requirements, one or more waivers, and an understory, to replace an existing home. **[Continued from the June 4, 2024 meeting. The item was withdrawn by the applicant.]**
3. **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 meeting. Only the Variance was continued; the remainder of the project was approved. Request to continue the item to the September 3, 2024 meeting.]**
4. **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 meeting. Request to continue the item to the September 3, 2024 meeting.]**
5. **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 meeting. Request to continue the item to the September 3, 2024 meeting]**

6. **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 and June 4, 2024 meeting]**
CONTINUED items 2 to 6 above to September 3, 2024 – Diffenderfer / Sheldon

VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

VII. PREVIOUSLY CONTINUED APPLICATIONS

7. **DRB23-0956, 1901 ALTON ROAD – Whole Foods.** An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, and a variance from the maximum width for entrance and exit drives, to replace all existing structures on the site. **[Continued from April 2, 2024 and June 4, 2024 – Only Garage Screening was continued; the remainder of the proposal was approved]**
APPROVED DESIGN with modifications – Meyer / Sheldon 4-0

8. **DRB24-1004, 2121 REGATTA AVENUE.** An application has been filed requesting Design Review Approval for a two-story residence, including one or more waivers, and an understory, to replace an existing home. **[Continued from the June 4, 2024 meeting]**
APPROVED DESIGN – Diffenderfer / Sheldon 4-0

9. **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 meeting]**
CONTINUED to September 3, 2024 – Meyer / Giller-Nelson

VIII. NEW APPLICATIONS

10. **DRB24-1012, 1291 WEST 23RD STREET RIGHT-OF-WAY – Stormwater Pump Station 24 Water Quality Upgrade.** An application has been filed Design Review Approval on an advisory basis for a pump station related equipment. The project includes the construction of electrical equipment, wells, and other related equipment. The equipment will be located on the West 23rd Street Right-of-Way to the west of North Bay Road.
TRANSMIT RECOMMENDATIONS TO THE CITY COMMISSION – Sheldon / Diffenderfer 4-0

11. **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 to September 3, 2024 – Meyer / Giller-Nelson

12. **DRB24-1023, 41st STREET RIGHT-OF-WAY – 41st Street Corridor Revitalization Project.** An application has been filed requesting Design Review Approval on an advisory basis, for streetscape improvements along 41st Street, to include gateway entry features, landscaping, lighting, site furniture, and hardscaping. The area is generally bound by Alton Road to the west, Pine Tree Drive to the east, and one block north and one block south of 41st Street.

TRANSMIT RECOMMENDATIONS TO THE CITY COMMISSION – by Acclamation

13. **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 to September 3, 2024 – by Acclamation

14. **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 to September 3, 2024 – by Acclamation

IX. **FUTURE MEETING DATE REMINDER: September 3, 2024**

08/23/2024 5:34 PM