

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION Tuesday, October 1, 2024, at 9:00 AM

I. ATTENDANCE

Board: Five (5) of Six (6) Members present:

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

Absent: Shawna Meyer,

Staff: Rogelio Madan, Feroat Andasheva

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. DISCUSSION ITEMS

V. APPROVAL OF MINUTES:

1. After Action September 3, 2024

APPROVED – Sheldon / Buttacavoli 5-0

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 November 5, 2024 meeting]**

APPROVED – Lewin / Diffenderfer 5-0

VII. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

3. **DRB23-0978, 630 ALTON ROAD.** An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of two one-story commercial buildings, including one or more waivers, to replace the existing sales center on the site.

APPROVED with modification that parking lot be permitted with design requirements and effectiveness per the development agreement – Diffenderfer / Buttacavoli 5-0

4. **DRB24-1037, 4410 ALTON ROAD.** An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new two-story single-family residence with an understorey, on a vacant lot. Specifically, the applicant is requesting design review approval of the final design details and structural components of the new two-story single-family home.

APPROVED with modifications – Buttacavoli / Lewin 4-0

VIII. PREVIOUSLY CONTINUED APPLICATIONS

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; July 2, 2024; & September 3, 2024 meetings]**
APPROVED DESIGN & VARIANCES – Lewin / Buttacavoli 5-0

6. **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 from the July 2, 2024 & September 3, 2024 meetings]**
Continued to November 5, 2024

7. **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 meetings]**
Continued to November 5, 2024

IX. NEW APPLICATIONS

8. **DRB23-0994, 40 ISLAND AVENUE, 1 FARREY LANE, 2 FARREY LANE.** 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.

APPROVED VARIANCE & WAIVER – Buttacavoli / Diffenderfer 5-0

9. **DRB24-1041, 900 WEST AVENUE.** An application has been filed requesting Design Review Board approval for modifications to an existing residential building, including new finishes, lighting, and signage, including a variance to allow for signage with non-individual channel letters.
APPROVED VARIANCE – Buttacavoli / Lewin 5-0
APPROVED DESIGN – Lewin / Diffenderfer 5-0

10. **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.
Continued to November 5, 2024

X. FUTURE MEETING DATE REMINDER: November 5, 2024