

1. After Action February 13, 2024

APPROVAL OF MINUTES 1

# MIAMIBEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: March 13, 2025  
TITLE: AFTER ACTION FEBRUARY 13, 2024

**PROPERTY**

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**FILE NO.**

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**APPLICANT**

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**IN RE:**

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**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

# MIAMI BEACH

## LAND USE BOARDS

### DESIGN REVIEW BOARD AFTER ACTION Thursday, February 13, 2025, at 9:00 AM

#### I. ATTENDANCE

**Board:** Six (6) of Six (6) Members present:

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

Absent: None

**Staff:** Rogelio Madan, Feroat Andasheva, Alejandro Garavito, Gabriela Freitas

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. OTHER BUSINESS

##### Election of Chair and Vice-Chair

Nominate Sarah Giller Nelson as Chair

**APPROVED – Paez / Buttacavoli 6-0**

Nominate Scott Diffenderfer as Vice-Chair

**APPROVED – Buttacavoli / Lewin 6-0**

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#### V. DISCUSSION ITEMS

#### VI. APPROVAL OF MINUTES:

1. After Action December 10, 2024

**APPROVED – Buttacavoli / Lewin 6-0**

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#### 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. **[Continued from the October 1, 2024, November 5, 2024, and December 10, 2024 meetings at the request of the applicant. Continued from January 16, 2025 due to a lack of a quorum. Request to continue to the March 13, 2025 meeting]**

**CONTINUED to the March 13, 2025 meeting – Diffenderfer / Buttacavoli 6-0**

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3. **DRB24-1068, a.k.a. DRB19-0468. 4880 PINE TREE DRIVE:** An application has been filed requesting modifications to a previously issued Design Review Approval for the new construction of a two-story residence, including one or more waivers to replace an existing residence. Specifically, the modification includes an increase of the maximum height.

**CONTINUED to the March 13, 2025 meeting – Buttacavoli / Diffenderfer 6-0**

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**VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS**

**VII. PREVIOUSLY CONTINUED APPLICATIONS**

4. **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 from the October 1, 2024, November 5, 2024, and December 10, 2024 meetings at the request of the applicant. Continued from January 16, 2025 due to a lack of a quorum.]**

**APPROVED with a modification to modify the front wall consistent with the presentation – Lewin / Buttacavoli 6-0**

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5. **DRB24-1049, 1470 LINCOLN TERRACE.** An application has been filed requesting Design Review Approval and Variance after-the-fact for the placement of air conditioning equipment within a required interior side yard setback. **[Continued from January 16, 2025 due to a lack of a quorum.]**

**APPROVED – Buttacavoli / Lewin 6-0**

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6. **DRB24-1032, 110 N HIBISCUS DRIVE.** An application has been filed requesting Design Review Approval for the modification of a previously approved new two-story home, including one or more waivers, and a variance to exceed the maximum unit size. Specifically, the modification includes a modification to the unit size per the requested variance. **[Continued from January 16, 2025 due to a lack of a quorum.]**

**APPROVED –Buttacavoli / Lester 6-0**

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**VIII. NEW APPLICATIONS**

7. **DRB24-1033. a.k.a. DRB22-0802. 6470 ALLISON RD:** An application has been filed requesting modifications to a previously issued Design Review Approval for the new construction of a two-story residence, including one or more waivers, to replace an existing home that was subject to a Planning Board lot split application. Specifically, the proposed modification involves expanding the lot to the south, which will allow for a larger building footprint at the front of the property and the addition of a padel court, including one or more waivers.

**APPROVED with modification to add landscaping around the court to screen from neighbor – Buttacavoli / Lewin 6-0**

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8. **DRB24-1071, f.k.a. DRB18-0348. 790 LAKEVIEW DRIVE:** An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new two-story residence including one or more waivers, to replace an existing residence. Specifically, the applicant is requesting Design Review approval for a two-story addition to the existing residence and a detached two-car garage, including one or more waivers.

**APPROVED – Buttacavoli / Lewin 6-0**

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**IX. FUTURE MEETING DATE REMINDER: March 13, 2025**