

1. After Action March 13, 2025

APPROVAL OF MINUTES 1

MIAMI BEACH  
Land Use Boards

Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: April 10, 2025  
TITLE: AFTER ACTION MARCH 13, 2025

**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, March 13, 2025, at 9:00 AM

#### I. ATTENDANCE

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

**Present:** Sarah Giller-Nelson, Scott Diffenderfer, Akil Lester, Laura Lewin, Gabriel Paez

**Absent:** Mayra Diaz Buttacavoli

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

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. OTHER BUSINESS

#### V. DISCUSSION ITEMS

#### VI. APPROVAL OF MINUTES:

1. After Action February 13, 2024

**APPROVED – Paez / Lewin 6-0**

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#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **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. **[The item was withdrawn by the applicant]**

**WITHDRAWN – No action necessary**

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3. **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. Request to defer the item.]**

**DEFERRED to a future date – No action necessary**

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#### VI. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

#### VII. PREVIOUSLY CONTINUED APPLICATIONS

**VIII. NEW APPLICATIONS**

4. **DRB24-1060, 424 W DI LIDO DRIVE**: An application has been filed requesting Design Review Approval for the new construction of a two-story residence with an understory, including one or more waivers, and a variance to allow the portions of the understory to be filled as proposed. And a variance to allow a wall/fence to exceed the maximum height on the side facing the street and the rear yard facing the waterway, to replace an existing residence.

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

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5. **DRB24-1074, A.K.A. DRB21-0664, A.K.A DRB17-0166. 3900 - 4000 ALTON ROAD**: An application has been filed requesting modifications to a previously issued Design Review Approval for the replacement of the existing fence and installation of a new fence along portions of the perimeter of the property including a variance to exceed the maximum allowable height for a fence within required yards.

**APPROVED – Paez / Diffenderfer 6-0**

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**IX. FUTURE MEETING DATE REMINDER: April 10, 2025**

04/07/2025 11:18 PM