



**DESIGN REVIEW BOARD
PRELIMINARY AGENDA**

*(AS OF OCTOBER 4, 2013)
SUBJECT TO CHANGE*

*Tuesday, November 05, 2013
8:30 A.M.*

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES

- a. DRB File No. 22994, **257 Palm Avenue**. The applicants, 2 Mosqueteros LLC, are requesting Design Review Approval for the construction of a new 2-story home, to replace an existing 2-story home, to be demolished.
- b. DRB File No. 22867, **1790 Alton Road – Modani**. The applicant, 1790 Alton Holdings LLC, is requesting Design Review Approval for the construction of a new 4-story commercial building with a parking garage on a vacant site. **[Note: Application approved on October 4, 2011, with the exception of the landscape plan.]**

II. SINGLE FAMILY HOMES

1. New Applications

- a. DRB File No. 23009, **27 Star Island**. The applicant, Starboard Florida IV LLC, is requesting Design Review Approval for the construction of a new (2) two-story residence and the relocation / renovation of an existing architecturally significant pre-1942 (2) two-story residence and carriage house on the subject property.
- b. DRB File No. 23001, **1405 West 24 Street**. The applicant, Jeremy Goldstein, is requesting Design Review Approval for the partial demolition of an existing pre-1942 architecturally significant (2) two-story home, to accommodate modifications and new (1) one-story additions, as well as for the construction of a new (2) two-story accessory building.
- c. DRB File No. 23002, **199 Palm Avenue**. The applicant, El Kantaoui Investment LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing (1) one-story home, to be demolished.

- d. DRB File No. 23004, **6396 North Bay Road**. The applicant, Christopher Bosh, is requesting Design Review Approval for the construction of a new second-story addition to an existing (1) one-story accessory structure.
- e. DRB File No. 23005, **15 Palm Avenue**. The applicant, 15 Palm Aqua LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing (3) three-story home, to be demolished.
- f. DRB File No. 23003, **4560 Sheridan Avenue**. The applicant, Steve Cerrato, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (1) one-story home, to be demolished.
- g. DRB File No. 23007, **1510 West 25 Street**. The applicant, 1510 West 25 LLC, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.
- h. DRB File No. 23008, **1515 West 21 Street**. The applicants, Michael Cohen and Alexa Cohen-Darmon, are requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (1) one-story home, to be demolished.
- i. DRB File No. 23010, **1510 Bay Drive**. The applicant, 1510 Bay Drive Partners LLC, is requesting Design Review Approval for the partial demolition of an existing pre-1942 architecturally significant (2) two-story home to accommodate modifications and new (1) one- and (2) two-story additions.
- j. DRB File No. 23011, **4921 Pinetree Drive**. The applicant, David Pyle, is requesting Design Review Approval for the partial demolition of an existing pre-1942 architecturally significant (2) two-story home and front entrance structure, to accommodate modifications and new (1) one-story additions, and the construction of a new detached (2) two-story garage structure.
- k. DRB File No. 23012, **1520 West 21 Street**. The applicant, Lang Baumgarten, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing (1) one-story home, to be demolished.
- l. DRB File No. 23013, **3541 Flamingo Drive**. The applicant, Jamie Angel Rubinson, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.
- m. DRB File No. 23014, **6360 North Bay Road**. The applicant, MBDWLJ LLC, is requesting Design Review Approval for the construction of a new

(2) two-story home, to replace an existing pre-1942 *non*-architecturally significant (2) two-story home, to be demolished.

- n. DRB File No. 23015, **3300 Chase Avenue**. The applicant, Trung Nghia Duong, is requesting Design Review Approval for the construction of a new (2) two-story home, to replace an existing pre-1942 architecturally significant (2) two-story home, to be demolished.

III. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Applications

- a. DRB File No. 22841, **49 Collins Avenue**. The applicant, Southpointe Heights LLC, is requesting Design Review Approval for the construction of a (4) four-story robotic parking garage with accessory ground floor commercial uses on a site containing an existing surface parking lot. Specifically, the application is requesting design modifications to the previously approved plans. **[Note: Application approved on August 06, 2013, with the exception of the rooftop plan and trellis and planters.]**
- b. DRB File No. 22959, **500-702 Alton Road, 501-651 West Avenue – Waves**. The applicants, South Beach Heights I, LLC., 500 Alton Road Ventures, LLC., and 1220 Sixth, LLC., are requesting Design Review Approval for the construction of a new mixed-use residential and commercial project, including the renovation with substantial modifications to an existing (10) ten-story building, the demolition of all other existing structures on the subject sites, and the construction of (3) three new mixed-use structures with underground parking, ranging in height from (1) one to (7) seven stories. **[Note: Application approved on May 07, 2013, with the exception of further redevelopment of Design Details.]**
- c. DRB File No. 22978, **1215 West Avenue**. The applicant, 1201 Chelsea, LLLP, is requesting Design Review Approval for the construction of a new (6) six-story hotel with an accessory ground level restaurant, on a vacant site.

2. New Applications

- a. DRB File No. 23000, **1828 Bay Road**. The applicant, Quinta Criolla LLC, is requesting Design Review Approval for the total demolition of an existing (2) two-story building to construct a new (3) three-story mixed use building with first floor retail/restaurant space and two floors of office space.
- b. DRB File No. 23006, **4701 North Meridian Avenue**. The applicant, 4701 North Meridian, LLC c/o Ophir Sternberg, is requesting Design Review Approval for the construction of (8) eight new residential (2) two- and (3) three-story villas on a surface parking lot of the former Miami Heart Institute.

- c. DRB File No. 23016, **1759 Bay Road**. The applicant, Cueto Miami, LLC, is requesting Design Review Approval for the partial demolition of an existing (1) one-story and (2) two-story warehouse building to accommodate a new 2nd floor addition.

IV. DISCUSSION ITEMS

V. NEXT MEETING DATE REMINDER
Tuesday, December 03, 2013 @ 8:30 a.m.

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).