



### DESIGN REVIEW BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, September 5, 2006

#### I. REQUESTS FOR CONTINUANCES

1. DRB File No. 19312, 845 82<sup>nd</sup> Street & 8225 Hawthorne Avenue– **Hawthorne Apartments.** The applicant, Rosa Martinez, is requesting Design Review Approval for the construction of a four (4) story, multi-family residential project, which will replace two (2) existing single story structures, to be demolished.

**Continued to October 3, 2006**

2. DRB File No. 19310, 7790 Tatum Waterway Drive – **North Beach Apartments.** The applicant, Allen Chelminsky, is requesting Design Review Approval for the construction of a grade level parking lot.

**No Action Taken**

3. DRB File No. 19315, 49-53 Collins Avenue. The applicant, Southpointe Heights, L.L.C., is requesting Design Review Approval for the construction of a new 7-story mixed-use residential/retail structure, which will replace an existing parking lot.

**Continued to November 7, 2006**

4. DRB File No. 19654, 1255 West Avenue – **1255 West Condos.** The applicants, Michael Muskat, Phillip Muskat, and 1247 Bayview Dev. Corp., are requesting Design Review Approval for the construction of a new 6-story multifamily building, to replace two (2) existing single story homes, and one (1) existing 2-story building, to be demolished.

**Continued to October 3, 2006**

5. DRB File No. 19697, 6900-6924 Collins Avenue, 201-239 69<sup>th</sup> Street, 6901-6925 Harding Avenue – **Canyon Ranch West.** The applicant, Komoko Corp., is requesting Design Review Approval for the construction of a new 5-story mixed-use, residential/retail/convention center development, which will replace the existing single story structure, to be demolished.

**Continued to November 7, 2006**

6. DRB File No. 19646, 4100-4130 Pine Tree Drive, 300-344 42<sup>nd</sup> Street, & 4119 Sheridan Avenue. The applicant, City National Bank of Florida, is requesting Design Review Approval for the construction of a new 7-story multifamily building, to replace an existing grade level parking lot.

**No Action Taken; Project to be Re-Noticed**

7. DRB File No. 18871, 929-929 Alton Road. The applicant, Alton Sobe, L.L.C., is requesting Design Review Approval for the construction of a new, 5-story mixed-use project, on a site which previously contained two (2) single story apartment buildings.

**Continued to November 7, 2006**

## II. NEW BUSINESS

1. Discussion: Proposed Ordinance Amendment pertaining to Roof Materials.  
**DRB Recommends Approval of the Proposed Ordinance**

## III. APPEALS OF ADMINISTRATIVE DECISIONS

1. DRB File No. 19698, 460 41<sup>st</sup> Street. The applicant, Grenald Properties, is appealing a staff decision, and requesting Design Review Approval for the installation of accordion shutters at the street level.

**Continued to November 7, 2006**

## IV. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. DRB File No. 9024, 1330 West Avenue – **The Waverly**. The applicant, Waverly at South Beach Condominium Association, is requesting a Clarification of Conditions for a previously issued Design Review Approval for a hi-rise multi-family tower, in order to eliminate the requirement of a public baywalk.

**Continued to October 3, 2006 at the request of the applicant, due to a short Board.**

2. DRB File No. 17716, 1491-1492 Lincoln Terrace – **Lincoln Bay**. The applicant, Maecapri, L.L.C., is requesting modifications to a previously issued Design Review Approval for a new multifamily development consisting of the restoration of the building located at 1491 Lincoln Terrace, the demolition of three (3), two (2) story buildings, and the construction of one (1) fourteen (14) story building, and one (1) six (6) story building. Specifically, the applicant is requesting to modify the window openings of 1491 Lincoln Terrace.

**Approved**

## V. APPLICATIONS FOR DESIGN REVIEW APPROVAL

1. Previously Continued Matters

- a. DRB File No. 19316, 2965 N. Bay Rd – **Single Family Home**. The applicant, Waterstone Homes, Inc., is requesting Design Review Approval for the construction of a new 2-story single family home, which will replace an existing architecturally significant single family home, to be completely demolished.

**Approved**

2. New Projects

- a. DRB File No. 19655, 816 West 40<sup>th</sup> Street – **Kollel Residences**. The applicant, Miami Beach Community Kollel, is requesting Design Review approval for the construction of two (2) new 2-story additions and resulting exterior modifications to the existing 2-story multifamily building.

**Approved**

- b. DRB File No. 19648, 6575 Allison Road – **McKenney Residence**. The applicant, HR Design, is requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the construction of a roof-top addition and two (2) single story additions.

**Approved**

- c. DRB File No. 19650, 4528 Prairie Avenue – **Smith/Robertson Residence**. The applicants, Peter Smith and Angela Robertson, are requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the construction of a roof top addition, single story additions, and a ground level 2-story addition.

**Approved**

- d. DRB File No. 19652, 5800 North Bay Road – **Gainor Residence**. The applicant, Mark Gainor, is requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the alteration of the front 2-story entrance feature.

**Approved**

- e. DRB File No. 19653, 6055 Pinetree Drive – **Kingcade/Garcia Residence**. The applicants, Timothy S. Kingcade and Wendy Garcia, are requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the construction of a one and 2-story addition at the front of the property.

**Approved**

- f. DRB File No. 19647, 1509 North View Drive – **Sanders Residence**. The applicants, Mark and Lisa Sanders are requesting Design Review Approval for modifications to an existing pre-1942 architecturally significant 2-story home, including the construction of a roof-top addition and 2-story ground level addition.

**Approved**

- g. DRB File No. 19649, 234-246 Jefferson Avenue – The applicant, The Housing Authority of the City of Miami Beach, is requesting Design Review Approval for the construction of a new 4-story structure for low-income elderly housing, on a vacant lot.

**Continued to November 7, 2006**

VI. NEXT MEETING DATE REMINDER  
**Tuesday, October 3, 2006 @ 8:30 am.**

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).