

NOTICE OF PUBLIC HEARING
CITY OF MIAMI BEACH
DESIGN REVIEW BOARD

The Miami Beach Design Review Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: **July 9, 2026 at 9:00 A.M.** Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using “communications media technology”). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/82273941924> or iPhone one-tap : US: +13017158592 or 888 475 4499 (Toll Free) Webinar ID: 822 7394 1924. Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to “raise hand”. Members of the public who wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in person at the Miami Beach City Hall. Members of the public wishing to submit audio visual materials are requested to submit such materials via email as an attachment to planningaudiovisual@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting. Materials must clearly reference the applicable file number and should be formatted as Power Point or PDF and shall not exceed 25 MB in size. Written comments may be addressed to the Design Review Board via email to DRB@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting with the agenda item number in the email subject line. Attachments must be submitted in PDF format. Emails received three business days prior to the meeting will be forwarded to the board members and will be included as part of the meeting record. Audio visual materials or written comments submitted after these deadlines may not be received with sufficient time to be forwarded to board members prior to the date of the meeting. At this meeting, the Board may also discuss or hold public hearings on applications that were previously advertised and continued. Items might not be heard in the same order as advertised. The following items are scheduled to be heard at this meeting:

DRB24-1061; 1414 ALTON ROAD: An application has been filed for the construction of a new two-story financial institution with drive-through lanes, including variances to remove the requirement for a designated loading space and increase the allowable size for a detached sign, including one or more waivers, to replace an existing single-story financial institution with drive-through lanes.

DRB25-1099, 935 2ND STREET: An application has been filed requesting Design Review Approval for the construction of a new 3-story multi-family building, including variances for minimum lot size and lot width, and including one or more waivers, to be built on a vacant site.

DRB26-1167, AKA DRB22-0833, 301 WEST SAN MARINO 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 variances to reduce the required setbacks for a roof deck that is currently under construction. Specifically, the applicant is requesting variances to further reduce the required setbacks for a roof deck, to exceed the height and openings requirements for fences, to reduce the required front and interior side setbacks to allow the construction of a covered parking structure, to exceed the maximum walkways and step width to allow wider steps in required yards, and to reduce the required front setback and exceed the maximum width for the proposed driveway, and including one or more waivers.

DRB26-1182, 905 BAY DRIVE: An application has been filed requesting Design Review Approval for an Art in Public Places (AiPP) program non-commercial, non-electronic artistic mural exceeding 100 square feet on an existing commercial building.

DRB26-1181, FKA FILE NO 22840, 1 WASHINGTON AVENUE – SOUTH POINTE PARK: An application has been filed requesting modifications to a previously approved Design Review Approval for the replacement of existing playground equipment within the park and the construction of a new shade structure. Specifically, the applicant is requesting Design Review Approval for the demolition of one shade structure located on the west side of the playground to accommodate new playground elements.

DRB26-1169, FKA DRB21-0760, 2444 PRAIRIE AVENUE: An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new two-story single-family home that is currently under construction. Specifically, the applicant is requesting a variance for the sum of the side yards, including one or more waivers.

These applications have been filed with the Planning Department for review by the Design Review Board and will be considered pursuant to the Board's authority in accordance with Section 2.1.3.1 of the Land Development Regulations of the City Code. All persons are invited to appear or be represented by an agent at the public hearings and provide testimony before the Board. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Planning Department located at 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139, and may be reviewed by appointment. Please direct requests for review to the Department at (305) 673-7550. Electronic copies of these items are available for public inspection at <https://www.MiamiBeachfl.gov/City-hall/City-clerk/agenda-archive-main-page-2/> Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.