MIAMIBEACH
Land Use Boards

Design Review Board

TO: Design Review Board

FROM: Thomas Mooney, Director

DATE: July 10, 2025

TITLE: DRB25-1084, 7729 CARLYLE AVENUE.

PROPERTY

7729 CARLYLE AVENUE

FILE NO.

DRB25-1084

APPLICANT

Pnina Revach Property Management Inc.

IN RE:

An application has been filed requesting Design Review Approval for the construction of a new 4-story multi-family building to replace an existing residence, as well as a request for one or more design waivers. The application also includes a variance request to exceed the maximum projection and height for steps and platforms in the required front yard, a variance request to related to the required side setback for portions of the first and second floors, a variance request to exceed the maximum projection of balconies and overhangs on the required interior side setback, a variance request related to the required minimum floor-to-ceiling height of the first habitable level, and a variance request to exceed the maximum building height for new construction for the first 25 feet of building depth, as measured from the minimum required front setback.

PRIOR ORDER NUMBER:

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O. Bond Funds?

NEW APPLICATIONS 12

Yes No