

MIAMI BEACH

PLANNING DEPARTMENT Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB19-0390
2324 Bay Avenue

DATE: July 02, 2019

DRB19-0390, 2324 Bay Avenue. An application has been filed requesting Design Review Approval for the construction of a new one-and two-story additions to replace an existing one-story wing of an existing two-story architecturally significant pre-1942 residence.

RECOMMENDATION:

Approval

LEGAL DESCRIPTION:

See attached exhibit 'A'

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 63,771 SF
Lot Coverage:
Proposed: 6,485 SF / **10.2%**
Maximum: 19,131 SF / 30%
Unit size:
Proposed: 8,378 SF / **13.1%**
Maximum: 31,885 SF / **50%**
2nd Floor to 1st: NA
Height:
Proposed: 21'-10" sloped roof
Maximum: 27'-0" sloped roof
Grade: +4.74' NGVD
Base Flood Elevation: +8.00' NGVD
Difference: 3.26'

Adjusted Grade: +6.37' NGVD
30" (+2.5') Above Grade: +7.24' NGVD

EXISTING STRUCTURE:

Year: 1937
Architect: Arthur Laidler-Jones
Vacant: No
Demolition: Partial

SURROUNDING PROPERTIES:

East: Two-story 1936 residence

North: Two-story 1936 residence
Biscayne Bay
South: Two-story 1937 residence
West: Biscayne Bay

THE PROJECT:

The applicant has submitted plans entitled "The Oaks", as prepared by **De La Guardia Victoria Architects** dated 05/06/2019.

The applicant proposes to construct a new one- and two-story addition to replace an existing one-story wing to an existing two-story pre-1942 architecturally significant single family residence.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be

inconsistent with the following sections of the City Code:

1. Unit Size Diagrams shall only include portions of open terraces that exceed 10'-0".
2. If building department official determines that the value of the addition or rehabilitation is a substantial improvement, more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of Miami Beach Landscape Ordinance is required.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Satisfied
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied
3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied
4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.
Satisfied
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.
Satisfied

6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Satisfied
7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.
Satisfied
8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.
Satisfied
9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.
Not Satisfied; a lighting plan has not been submitted.
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
Satisfied
11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Satisfied
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
Satisfied
13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.
Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Satisfied
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Not Applicable
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Not Applicable
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
Not Applicable
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.
Not Satisfied; see below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

Satisfied

- (5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

Satisfied

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.

Satisfied

- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

Satisfied

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not Satisfied

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Not Satisfied

- (10) In all new projects, water retention systems shall be provided.

Not Applicable

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Not Applicable

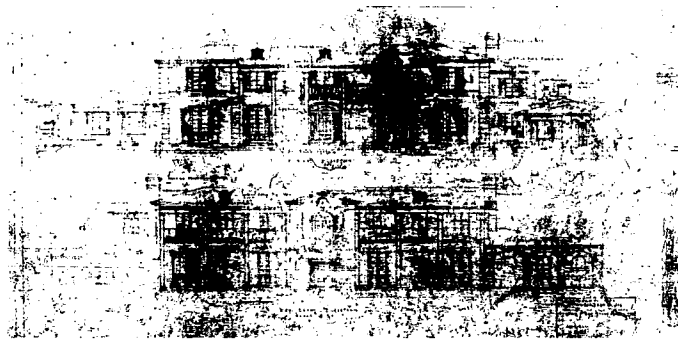
- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Not Satisfied

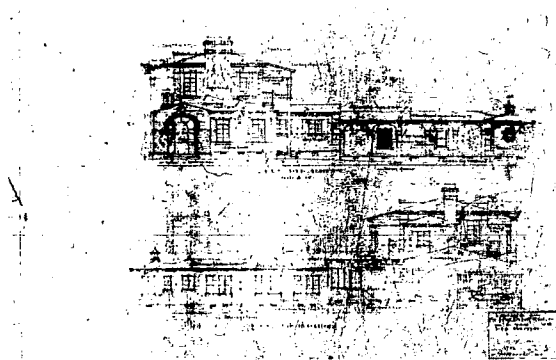
STAFF ANALYSIS:
DESIGN REVIEW

The applicant is proposing new one-and two-story additions to replace an existing one-story wing of an existing two-story architecturally significant pre-1942 residence. The existing two-story residence is sited towards the rear of a large, nearly 64,000 SF, wedge-shaped waterfront lot located at the northwest tip of Sunset Island #3. The subject structure was constructed in 1937 and was designed by the renowned architect, Arthur Laidler-Jones, along with Harry La Pointe. This team also designed 'Casa Casuarina' in Miami Beach located at 1114 Ocean Drive.

The existing residence is composed of a prominent, formal two-story structure with an attached single-story service wing, and two small ancillary buildings behind. Designed in a Neoclassical Revival style, the home has two commanding facades with full-height columned porches facing Biscayne Bay and Bay Avenue. The southeast (front) elevation incorporates a continuous porch of lithe columns that support a tiled shed roof and centrally located entrance door with a fan window below and second-story balustrade above. The northwest (bay) elevation is defined by a broken pedimented two-story volume that is flanked at each wide by a full-height colonnade with a balustraded second-story balcony.



Original southeast and northwest elevations, Microfilm #9935



Original southwest and northeast elevations, Microfilm #9935

On review of the original permit drawings, the dominant two-story portion of the home remains nearly exact, with some modifications over the years to the one-story service wing. The applicant proposes to rehabilitate the northern wing of the home with an addition that incorporates some of the existing walls and architectural features of the existing home. Since the extent of demolition exceeds the threshold allowed to be reviewed administratively, review and approval of the replacement addition(s) by the Design Review Board is required. The proposed design repurposes the northmost portion of the existing home, where it transitions from a two-story structure to a one-story service wing, with new kitchen and covered dining area. The two-story termination of the main home is modified to reflect the existing roof height and architecture of the main home, while the new one-story kitchen façade is clad in green glazed brick, featuring three arched openings that are flanked by pilasters, and is terminated on the bay side with an octagonal ended, ipe wood dining pavilion that overtly incorporates the classical language of an arched colonnade. The proposed addition to the service wing remains one-story in height and incorporates the existing southeast façade with the new building volume that highlights the Neoclassical

architectural details, such as gabled ends, rounded windows and quoined corners, and materiality common to the main residence. In addition to the proposed rehabilitation of the residence, the applicant is also proposing new landscape and hardscape at the northern end of the property that ties the service wing to existing accessory buildings. Also, a new boathouse structure, which is located at the northwest corner of the site, and is composed of a two small architectural volumes that are inspired by the existing and proposed architecture of the service wing is proposed. Staff is supportive of the design and recommends its approval.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be **approved**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Sea Level Rise criteria.

Exhibit 'A'

LEGAL DESCRIPTION:

LOTS 15, 16 AND 17 AND A PART OF LOTS 13 AND 14, ALL IN BLOCK 3-H, OF ISLAND NO. 3, SUNSET ISLANDS, ACCORDING TO THE SECOND REVISED PLAT OF SUNSET ISLANDS RECORDED IN PLATBOOK 34, AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PART OF LOTS 13 AND 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BAY AVENUE, 50.97 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 13, RUN WESTERLY ON A LINE WHICH MAKES AN ANGLE OF 77 DEGREES WITH THE WEST LINE OF BAY AVENUE (TURNING FROM WEST TO NORTH), FOR A DISTANCE OF 179.66 FEET TO THE WATERS OF BISCAYNE BAY; THENCE ALONG THE WATERS OF BISCAYNE BAY 41.8 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 210 FEET AND THE CENTRAL ANGLE IS 19 DEGREES, 22 MINUTES, 58.28 SECONDS FOR A CHORD DISTANCE OF 70.7 FEET TO THE SOUTHERLY LINE OF SAID LOT 15, BLOCK 3-H; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 15 A DISTANCE OF 195.7 FEET TO THE WESTERLY LINE OF BAY AVENUE; THENCE ALONG THE WESTERLY LINE OF BAY AVENUE, FOLLOWING A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 75 FEET AND THE CENTRAL ANGLE IS 2 DEGREES, 25 MINUTES, 30.85 SECONDS, FOR A CHORD OF 35.56 FEET; THENCE TANGENT FOR 25 FEET TO THE POINT OF BEGINNING.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 02, 2019

FILE NO: DRB19-0390

PROPERTY: **2324 Bay Avenue**

APPLICANT: Denis Alan Richard and Susan Bell Richard

LEGAL: See attached exhibit 'A'

IN RE: The Application for Design Review Approval for the construction of a new one-and two-story additions to replace an existing one-story wing of an existing two-story architecturally significant pre-1942 residence.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9, and 19 in Section 118-251 of the Miami Beach Code.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 8, 9, and 12 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 2324 Bay Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The unit size diagrams shall only include portions of open terraces that exceed 10'-0".

- b. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
 - c. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - d. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:
- a. Shall the Building Department official determine that the value of the addition or rehabilitation is a substantial improvement, more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of the Miami Beach Landscape Ordinance is required.
 - b. Shall the Building Department official determine that the value of the addition or rehabilitation is a substantial improvement, more than 50 percent of the value of the existing building, a landscape legend shall be provided in order to show compliance with Chapter 126 City of the Miami Beach Landscape Ordinance.
 - c. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - d. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - e. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.
 - f. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.

- g. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- i. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- k. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- l. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- n. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- o. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

- p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- q. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "The Oaks", as prepared by **De La Guardia Victoria Architects** dated 05/06/2019, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean

that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this _____ day of _____, 20_____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida

My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the Design Review Board on _____ ()

Exhibit 'A'

LEGAL DESCRIPTION:

LOTS 15, 16 AND 17 AND A PART OF LOTS 13 AND 14, ALL IN BLOCK 3-H, OF ISLAND NO. 3, SUNSET ISLANDS, ACCORDING TO THE SECOND REVISED PLAT OF SUNSET ISLANDS RECORDED IN PLATBOOK 34, AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PART OF LOTS 13 AND 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BAY AVENUE, 50.97 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 13, RUN WESTERLY ON A LINE WHICH MAKES AN ANGLE OF 77 DEGREES WITH THE WEST LINE OF BAY AVENUE (TURNING FROM WEST TO NORTH), FOR A DISTANCE OF 179.66 FEET TO THE WATERS OF BISCAYNE BAY; THENCE ALONG THE WATERS OF BISCAYNE BAY 41.8 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 210 FEET AND THE CENTRAL ANGLE IS 19 DEGREES, 22 MINUTES, 58.28 SECONDS FOR A CHORD DISTANCE OF 70.7 FEET TO THE SOUTHERLY LINE OF SAID LOT 15, BLOCK 3-H; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 15 A DISTANCE OF 195.7 FEET TO THE WESTERLY LINE OF BAY AVENUE; THENCE ALONG THE WESTERLY LINE OF BAY AVENUE, FOLLOWING A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 75 FEET AND THE CENTRAL ANGLE IS 2 DEGREES, 25 MINUTES, 30.85 SECONDS, FOR A CHORD OF 35.56 FEET; THENCE TANGENT FOR 25 FEET TO THE POINT OF BEGINNING.