

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: September 16, 2019

FILE NO: DRB19-0421 (a.k.a. DRB17-0171)

PROPERTY: **1 Collins Avenue—One Ocean Condominium Unit 701**

APPLICANT: MCR Holdings LLC

LEGAL: Lots 1 thru 3 & Lots 5 thru 13 & Lot 17 & the alley lying adjacent to Lots 5 thru 13 per R 2004-25655 & less east 15 feet for RW BLK 1 as described in Declaration of Restrictions 30011-4424

One Ocean Condo, Unit 701 South Building, Undiv. 2.3879% Int in Common Elements, Off Rec 30011-4426.

IN RE: The application has been filed requesting a (1) one year Extension of Time for a previously approved Design Review Approval for exterior design modifications to an existing private outdoor rooftop terrace, including new decking, new shade structures, landscaping and installation of additional outdoor features. (ITEM WAS APPROVED AT THE OCTOBER 03, 2017 DRB MEETING)

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDING 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:

The applicant submitted information establishing, among other things, that delays were encountered in permitting the project. The foregoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within eighteen (18) months of the original Design Review Approval.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact and the staff report and analysis, which is adopted herein, including the recommendation, that a one (1) year extension of time to obtain a full building permit (which one [1] year period shall run from the expiration date of the original approval, which was on October 03, 2017) is granted for the above-referenced project conditioned upon the following, to which the applicant has agreed:

1. A full building permit, not a foundation or shell permit, for the project shall be obtained by April 03, 2020.
2. Construction shall commence and continue in accordance with the applicable Building Code.

