

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: February 04, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **DRB19-0495 (DRB17-0215)**
345 West 46th Street

DRB19-0495 (DRB17-0215), 345 West 46th Street. An application has been filed requesting a (1) one year Extension of Time for a previously approved Design Review Approval for the construction of a new two-story single family residence. (ITEM WAS APPROVED AT THE March 06, 2018 DRB MEETING)

RECOMMENDATION:

Approval of the (1) one-year Extension of Time

LEGAL DESCRIPTION:

Lot 12 of Block C of "Surprise Lake Subdivision", according to Plat thereof as recorded in Plat Book 9, Page 114 of the Public Records of Miami-Dade County, Florida.

HISTORY/REQUEST:

The application was approved by the Design Review Board on March 06, 2018 subject to the conditions set forth in the "Final Order", pursuant to DRB17-0215. Since that time, the applicant has not yet obtained the required building permit for the reasons set forth in the submitted letter of intent.

- DRB approval: March 06, 2018 DRB17-0215.
- Order Expiration Date: September 06, 2019
- 90 day threshold: December 06, 2019
- Proposed Expiration Date: September 06, 2020

An original permit application, BR1802425 was applied on 07/13/18. Construction permit plans have been submitted to the city and reviewed three times by the appropriate disciplines, including both the Building and Planning Departments. Staff has no objection to this request for an extension of time and recommends approval to ensure that the permitting process commences.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the request for an extension of time be approved.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: February 04, 2020

FILE NO: **DRB19-0495 (DRB17-0215)**

PROPERTY: **345 West 46th Street**

APPLICANT: Guillermo Hammeken

LEGAL: Lot 12 of Block C of "Surprise Lake Subdivision", according to Plat thereof as recorded in Plat Book 9, Page 114 of the Public Records of Miami-Dade County, Florida.

IN RE: An application has been filed requesting a (1) one year Extension of Time for a previously approved Design Review Approval for the construction of a new two-story single family residence. (ITEM WAS APPROVED AT THE March 06, 2018 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 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 September 06, 2020.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This Extension of Time shall run concurrent with any other Extensions of Time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. 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.
5. 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

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