

Tacombi History:

A DREAM BORN ON THE BEACHES OF MEXICO

Tacombi was born on the balmy beaches of the Yucatán in 2006, with little more than a spirit of adventure and a cloudless, palm-filled dream of sharing a love for authentic Mexican taco culture with the world.

We purchased a 1963 VW Kombi bus in Mexico City and wheeled it slowly (very slowly) through the Yucatán peninsula and parked it comfortably in the once sleepy, now wide awake beach town of Playa del Carmen. The engine was scrapped, transmission sold, seats swapped for kitchen equipment, and the roof was reeled back to produce a taco-serving stand with warmth, charm and character.



2006, PLAYA DEL CARMEN, MEXICO

TODAY:

Tacombi operates 9 locations in NYC from first location in former downtown garage to a national landmark in the Empire State Building.

We draw on the distinct visual language of Mexican streets, stalls & taquerias to transport guests and provide an honest reflection of life in Mexico to frame & heighten the food experience. Our spaces are places for people to share in the tradition of Mexico and experience authentic taco culture.



FOOD:

Our menu brings together the distinct flavors, ingredients, traditions and techniques from the 32 states of Mexico.

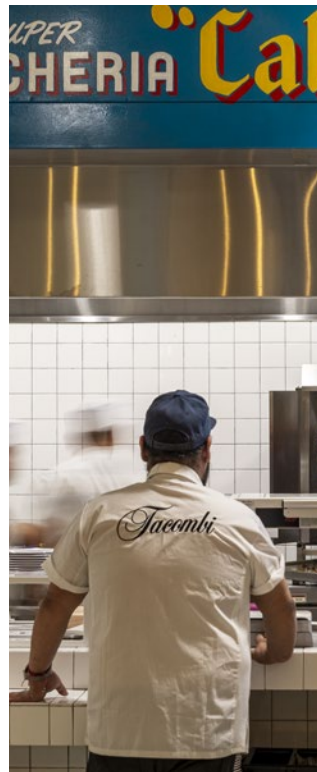
Travel, research and discovery keep our flavors authentically Mexican while respect for ingredients and their treatment keeps our sourcing sustainable.



MEXICAN HOSPITALITY:

Our branded service standard & hospitality training program focused on warmth, sharing and cultivating guest enjoyment every single day.

Our people are our most important asset. Through our hospitality program we offer education, opportunity & personal growth for every member of our expanding team.

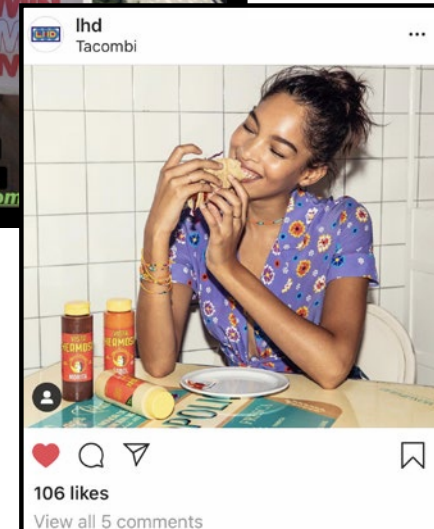
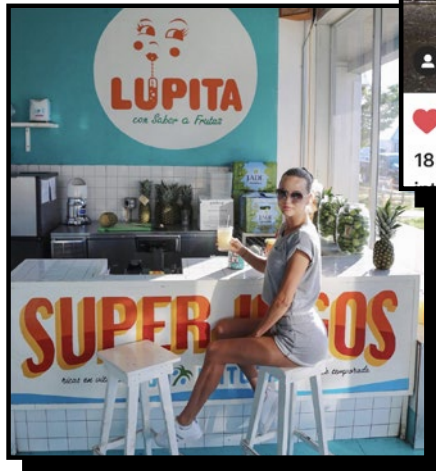


OUR GUESTS:

We work to create great memorable experiences and build strong bonds with our growing number of loyal guest by doing what we know – sharing Mexico.

"The colors. The aroma. The decor. The furniture. The menus. The sodas. The people. The food. Huge space. Kid friendly. Vegetarian friendly. The simplicity. Everything about the newly opened Tacombi [UWS] reminds me of Mexico..."

@themeangirlwhostares





NARRATIVE RESPONSE

7500 NE 4th Ct., Suite 100
Miami, FL 33138
o. 305-359-3669

5th April 2021

Re:

1688 Meridian Ave. DRB21-0651 - Submittal Comments

Att:

DRB Admin. Reviewer

Planning Department
1700 Convention Center Drive,
Miami Beach, FL 33139

1. ARCHITECTURAL REPRESENTATION

- a. Staff Comment: G-200 – Dimension bar counter edges and any food services areas from the storefront glazing, staff recommends all food service areas and equipment be setback 10' from storefront**

Response: Please refer to Sheets G-200 for requested dimensions, and G-205, G-206, G-207, G-208, G-209 for open area visibility

- b. Staff Comment: Include reflected ceiling plan.**

Response: Refer to Sheet G-300 for Ground Floor Reflected Ceiling Plan

- c. Staff Comment: G-400 – Include Property Line in all sections**

Response: Elevation and section drawings revised to include property line and respective setback conditions.

- d. Staff Comment: Signage above and below canopy shall be individual pin-mounted letters, per the existing DRB Order**

Response: Proposed Meridian Ave. signage to be detailed appropriately with pin-mounted lettering in accordance with the existing DRB Order

- e. Staff Comment:** Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

Response: Refer to Sheet G-000 (Cover Page) for requested information

- f. Staff Comment:** Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Final drawings submitted in accordance with DRB submittal procedures

2. DESIGN COMMENTS

- a. Staff Comment:** Staff recommends sliding commercial door instead of out-swinging door onto 17th street

Response: Refer to Sheet G-505 & G-506 for proposed egress door condition

- b. Staff Comment:** Staff does not recommend in favor of additional signage, aside from the restaurant name.

Response: Refer to Sheet G-400 through G-502 for proposed signage details

- c. Staff Comment:** All signage on 17th Street to be non-illuminated (not even back lit) as it front residential units across the street.

Response: Refer to sheets G- 501 & G-502 for proposed signage details. Proposed signage lighting along 17th Street has been removed in accordance with staff recommendations.

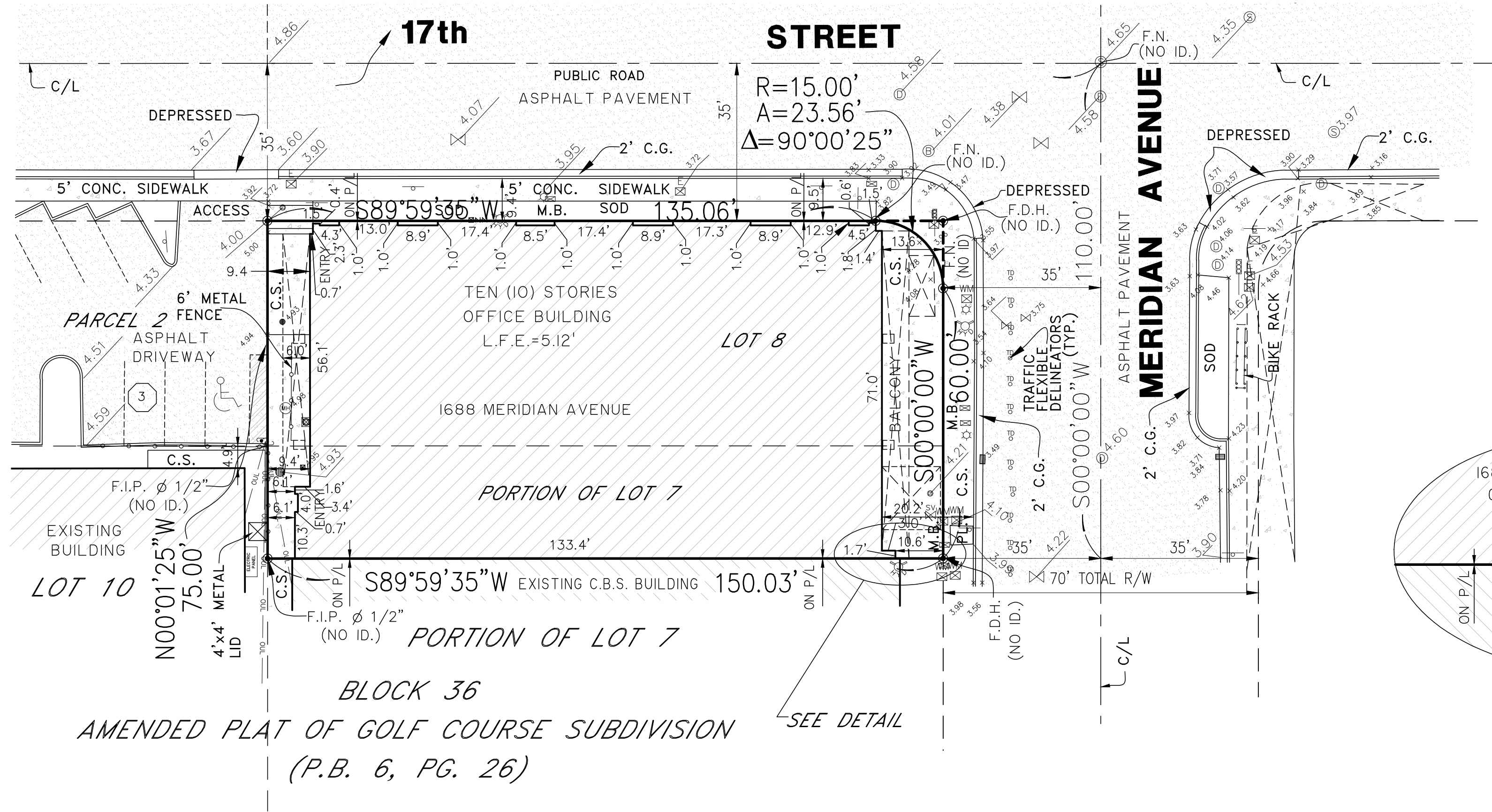
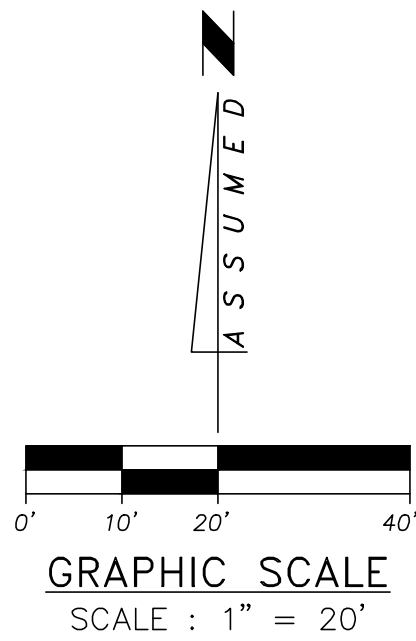
- d. Staff Comment:** Staff does not recommend cladding underside of canopy with square mosaic tile, to match walls

Response: Proposed cladding design has been removed in accordance with staff recommendations

- e. Staff Comment:** Tenant should have accessibility to main corridor, lobby and trash room.

Response: Tenant will make arrangements with Landlord to access trash room.

BOUNDARY SURVEY



ABBREVIATIONS

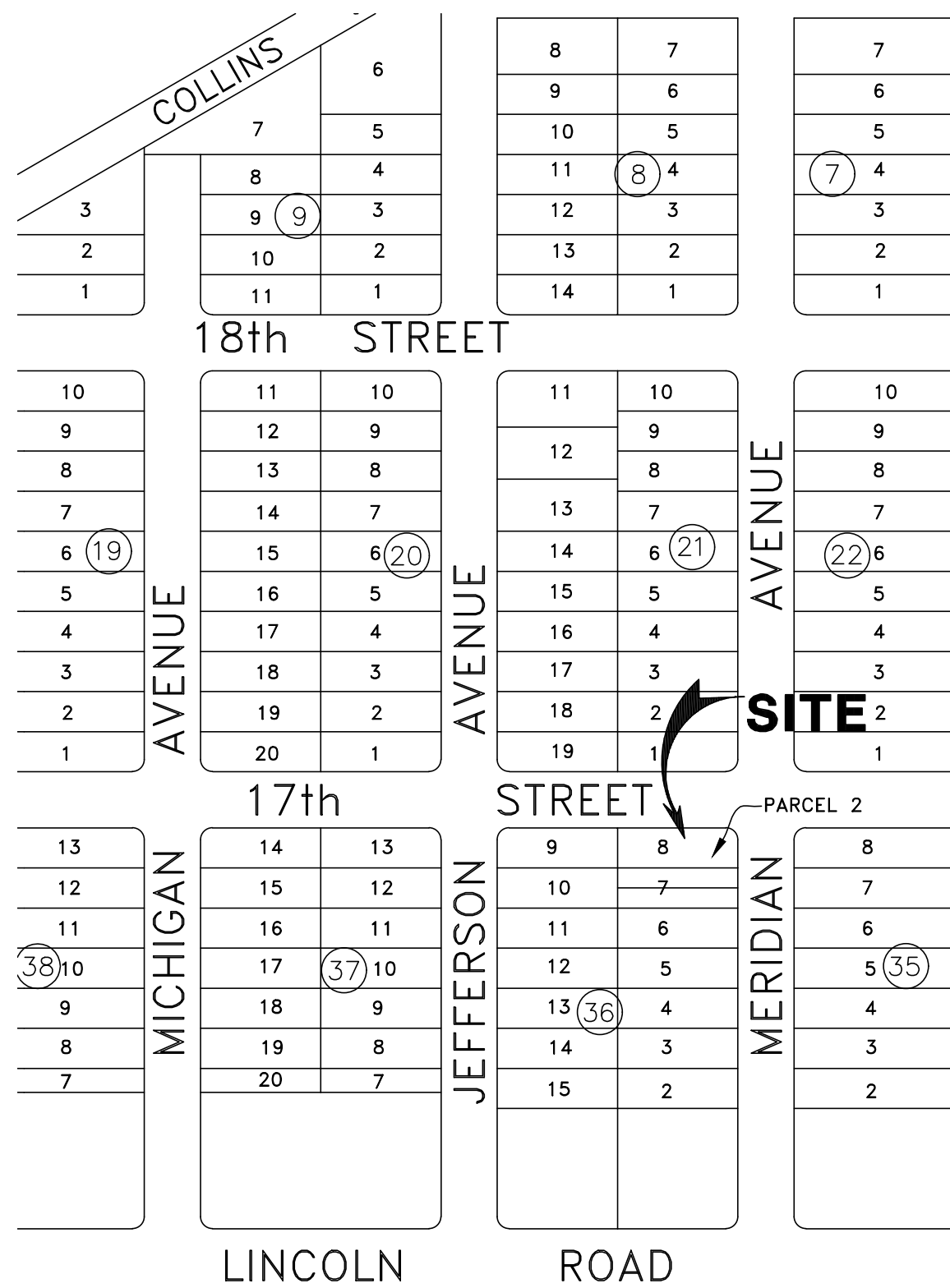
A Arc Length
A/C Air Conditioner Pad
ASPH. Asphalt
B.M. Benchmark
(C) Calculated
C.B.S. Concrete Block Structure
C.G. Curb & Gutter
C/L Centerline
C.L.F. Chain Link Fence
CONC. Concrete
C.S. Concrete Slab
(D) Dead
DWY. Driveway
E.O.W. Edge of Water
E.T.P. Electric Transformer Pad
F.F.E. Finished Floor Elevation
F.I.P. Found Iron Pipe
F.N.D. Found Nail & Disc
F.R. Found Rebar
ID. Identification
INV. Inverts
L.F.E. Lowest Floor Elevation
(M) Measured
M.F. Metal Fence
M/L Monument Line
P.B. Plat Book
P.C.P. Permanent Control Point
PG. Page
PL. Planter
P/L Property Line
P.O.B. Point of Beginning
P.O.C. Point of Commencement
P/S Parking Spaces
(R) Recorded
P.R.M. Permanent Reference Monument
R/W Right-of-Way Line
SWK. Sidewalk
S.N.D. Set Nail & Disc (LB 3398)
S.R. Set Rebar (LB 3398)
TYP. Typical
T.B.M. Temporary Benchmark
T.O.B. Top of Bank
T.O.P. Top of Pipe Elevation
U.E. Utility Easement
V.G. Valley Gutter
W.E. Wire Elevation
W.F. Wood Fence

LEGEND

1.5'-15'-10'

Air Conditioner
Back Flow Preventer
Cable Television
Catch Basin
Chain Link Fence
Clean Out
Concrete Light Pole
Concrete Power Pole
Control Valve
C.B.S. Wall
Diameter
Diameter-Height-Spread
Drain
Drainage Manhole
Electric Box
Electric Meter
Electric Motor
Electric Panel
Fire Hydrant
Flag
Floor Lamp
Force Main Valve
Gas Valve
Grease Manhole
Guard Pole
Guy Wire

Irrigation Control Valve
Light Pole
Mail Box
Metal Fence
Monitoring Well
Overhead Utility Lines
Parking Meter
Property Corner
Right-of-Way Lines
Sewer Manhole
Sewer Valve
Temporary Benchmark
Spot Elevation
Traffic Light
Traffic Sign
Telephone Booth
Telephone Box
Telephone Manhole
Unknown Manhole
Utility Power Pole
Valve (Unknown)
Water Manhole
Water Meter
Water Pump
Water Valve
Wood Fence



LOCATION SKETCH

NOT TO SCALE

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: March 04th, 2021.

2. LEGAL DESCRIPTION:

Lots 8 and the North 1/2 of Lot 7, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTO BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6 at Page 26 of Public Records of Miami-Dade County, Florida.

Containing 11,205 Square Feet or 0.26 Acres more or less by calculations.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 Map No. 12086C0317, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

City of Miami Beach # 1703 Elevation: 4.51 feet (3.73 feet Adjusted to N.G.V.D. 1929)

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of North for the Center Line of Meridian Avenue, Miami-Dade County, Florida. Said line is considered well-established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

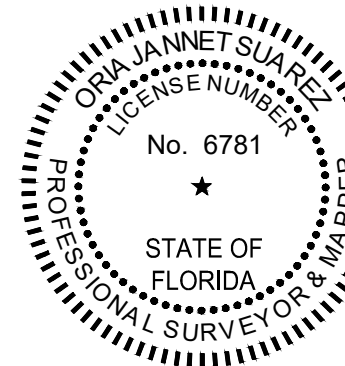
CERTIFY TO:

SURVEYOR'S CERTIFICATE:

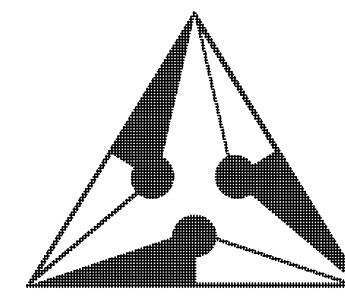
I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: **Oria Jannet Suarez, P.S.M.** for the firm
Professional Surveyor and Mapper No. 6781
State of Florida



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ORIA JANNET SUAREZ, P.S.M. ON THE DATE ADJACENT TO
THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
1688 MERIDIAN AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
TACOMBI HOLDING LLC / IVY REALTY SERVICES

REVISIONS	BY

Proj:	21-0025
Job:	21-0066
Date:	03-04-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: November 1, 2016

FILE NO: DRB16-0061

PROPERTY: **1688 Meridian Avenue**

APPLICANT: IVY MBT Property LLC

LEGAL: North ½ of Lot 7 and all of Lot 8 of Block 36 Golf Course Sibdivision Amended Plat, According to the Plat Thereof, as Recorded in Plat Book 6, Page 26, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for exterior and interior design modifications to the first and second floor of an existing ten-story office building including new window and door openings, new storefronts and two new entrance canopies including a variance to exceed the maximum projection allowed in required yards and signage variances from the maximum area allowed for projecting signs, to relocate projecting signs and a building identification sign, and to place a building identification sign as a projecting sign, in order to install multiple signs on the building.

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 3-6, and 9 in Section 118-251 of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
 1. The proposed projecting signs and awnings that extend above and encroach within the City sidewalk may require revocable right-of way permit(s) to be obtained from the Public Works Department and approved by the City Commission.



2. Revised elevation, site plan and floor plan drawings for the proposed modification to 1688 Meridian Avenue shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The existing aluminum brise soleil shall be fully retained and restored, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. ~~The existing 'sputnik' light fixtures and other prominent features in the existing lobby space, as identified by staff and included in revised interior plans, shall be fully retained and restored, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.~~
 - c. All new roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be configured to be as close to the center of the roof(s) as possible and screened from view on all sides, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The existing backflow preventer and FDC on the north side of the building shall be removed and relocated to the rear (west side) of the property, if possible subject to the review and approval of the Public Works Department and the Fire Department.
 - e. If required to be maintained at the current location, the PIV shall be chrome plated.
 - f. A fully enclosed, air-conditioned trash room(s) shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - g. All electrical conduits, exterior lighting elements and sprinkler lines and sprinkler heads located within the proposed eyebrow shall be contained within the metal canopy structure and shall not be surface mounted wherever visible from the public right of way or wherever they may otherwise have an adverse aesthetic impact upon the design integrity of the structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - h. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location. All future signage shall be designed as individual reverse channel letters with a brushed aluminum finish that can may or may not be backlit with/out a color, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - i. If any signage is projecting above or suspended below the proposed eyebrow, the signage shall be composed of individual pin-mounted lettering and all electrical conduits and exterior lighting elements shall be hidden from view. No exterior raceways shall be permitted.



- j. All kitchen ventilation shall be chased through the interior of the building to the roof or through the rear of the building. No exhaust ducts or vents shall be permitted on the front or side elevations.
- k. The final details of all exterior surface finishes and materials, including samples, 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.
- l. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from the north and east walls of the building on the first and second levels, except ground level vitrines, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.
- m. Any ground level elements/vitrines or display fixtures shall be designed and constructed in a manner to maintain visibility and transparency into the retail space and through the window box vitrines from the street, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
- o. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project sites, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- p. The proposed storefronts shall be designed and detailed to match the existing conditions including the incorporation of Carrera marble cladding, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. 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.
- r. 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.



3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, 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 plan shall incorporate the following:
 - a. 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.~~
 - b. 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.
 - c. The applicant shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
 - d. The applicant shall install 6 bicycle racks alongside the sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - e. 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.
 - f. 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.
 - g. 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.


I. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 1) in order to allow the installation of a projecting sign on the south facade with a total of 30 SF.
 2. A variance to exceed by 45 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 1) in order to allow the installation of two (2) projecting signs facing Meridian Avenue with a total of 60 SF.
 3. A variance to relocate an allowable building identification sign from the parapet of the building facing 17th Street to the new eyebrow at the rear of the building.
 4. A variance to allow a projecting sign as a building identification sign in order to install a projecting sign on the eyebrow at the north side of the building facing 17th Street.
 5. A variance to relocate an allowable projecting sign for a business facing 17th Street to the new eyebrow at the rear of the building.
 6. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business in order to allow the installation of a projecting sign at the rear of the building with 30 SF.
 7. A variance to relocate a projecting sign on the rear facade from the ground floor to the 2nd floor of a multistory commercial building.
 8. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 2) in order to allow the installation of a projecting sign facing Meridian Avenue with 30 SF.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;



That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby Approves the requested variance(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. Approval from the Public Works Department shall be required in order to construct the awnings and signs over the public right of way facing 17th Street and Meridian Avenue.
- B. 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.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. 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.

- F. 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.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. 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 for Design Review approval and Variances, 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 "1688 Meridian Ave", as prepared by **Shulman + Associates**, dated signed and sealed September 09, 2016, 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.

