

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 4230 N. Bay Road

**FILE NO.** PB23-0595

**IN RE:** An application has been filed requesting a division of land/lot split, to divide the existing site comprised of portions of three platted lots, into three individual buildable parcels pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

**LEGAL DESCRIPTION:** *Lot 44, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.*

*Also, that part of Lot 45, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, as recorded Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida. Beginning at the Southeast corner of said Lot 45 and runs West 9 feet along the South line thereof to the beginning of a curve concave to the Southwest, having a radius of 239 feet; run thence Northwesterly 156.43 feet along said curve to the Northerly line of said Lot 45 at a point of 16 feet Easterly from the Northwest corner thereof; run thence Easterly 133 feet along the Northerly line of said Lot 45 to the Northeast corner thereof; run thence Southerly 100 feet along the Easterly line of said Lot 45 to the Point of Beginning.*

*Also that part of Lot 43, Block 1 of NAUTILUS SUBDIVISION, according to the plat thereof, as recorded Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida, described as follows: Beginning at the Southeast corner of said Lot 43 run thence Westerly 108 feet along the Southerly line of said Lot 43 to the beginning of a curve concave to the Southeasterly, having a radius of 768 feet; run thence Northeasterly 144 feet along said curve to the Easterly line of said Lot 43; run thence Southerly 85 feet along said line of the Point of Beginning.*

**MEETING DATE:** July 25, 2023

**DIVISION OF LAND/LOT SPLIT  
FINAL ORDER**

The applicant, Ernesto and Ashley Taylor Arguello who own 4230 N. Bay Road requested a Division of Land/Lot Split, pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code, to modify the existing property lines of the site comprised of two individual lots.

The City of Miami Beach Planning 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:

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- A. 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 consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.
- B. The project would remain consistent with the criteria and requirements of Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code, subject to the following conditions, to which the Applicant has agreed:
1. The modifications authorized to the three (3) lots at 4230 N. Bay Drive by this lot split application, shall comply with the following:
    - a. The subject lots shall not be subdivided any further.
    - b. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by LANNES AND GARCIA, INC Land Surveyors, Inc., dated JUNE 13, 2022.
    - c. Design Review Board review and approval shall be required for the new proposed homes on lots 1 and 3 as detailed in the provided surveys.
    - d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact and mobility fees, shall be the responsibility of the owners of each respective lot.
    - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
    - f. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Chapter 7, Article II Section 7.2.2.3 of the Miami Beach Resiliency Code, as may be revised from time to time.
    - g. The owner(s) shall not request, and the City shall not grant, any variance permitting a maximum unit size above 50 percent.
    - h. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be a submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
    - i. 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.

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2. The applicant shall maintain the land clean and free from debris.
3. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.
4. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.
5. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
6. This 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.
7. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant.
8. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Miami Beach Resiliency Code, and shall be subject to enforcement procedures set forth in Chapter 1, Article III, Section 1.3.8 of the Miami Beach Resiliency Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
9. Nothing in this order authorizes a violation of the Miami Beach Resiliency Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the Miami Beach Resiliency 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 is adopted herein, including staff

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recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-9, inclusive) hereof, to which the applicant has agreed.

9/14/2023 | 10:26 AM EDT

Dated \_\_\_\_\_

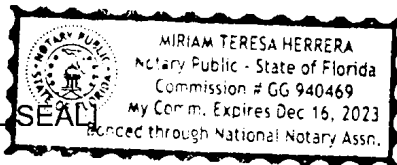
PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA

BY: Rogelio Madan  
Rogelio A. Madan, AICP  
Development and Resiliency Officer  
for Chairman

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 14 day of September, 2023, by Rogelio A. Madan, Development and Resiliency Officer for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Miriam Herrera  
Notary:  
Print Name: Miriam Herrera  
Notary Public, State of Florida  
My Commission Expires: 12-16-23  
Commission Number: 66940469

Approved As To Form: Nickalleg  
Legal Department \_\_\_\_\_

9/13/2023 | 7:30 PM EDT

Filed with the Clerk of the Planning Board on Jessica Gonzalez 9/14/2023 | 2:53 PM EDT

DS  
RM

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