MIAMIBEACH
PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: May 7, 2024

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **DRB23-0985**
1333 Dade Boulevard

An application has been filed requesting Design Review Approval for the construction of a new 5-story mixed-use building including variances to reduce the required width of a two-way aisle, to reduce the required floor to ceiling height for the nonresidential first habitable floor level, and to reduce the setback and increase height of rooftop architectural features.

RECOMMENDATION:
Approval of the design and variances.

LEGAL DESCRIPTION:
See Exhibit "A"

SITE DATA:

Zoning:	CD-2
Future Land Use:	CD-2
Lot Size:	+/- 8,476 SF
Proposed FAR:	16,745 SF / 2.0
Maximum FAR:	16,900 SF / 2.0
Height:	
Proposed:	55' / 5-Story **
Maximum:	55'-0"
Highest Projection:	~71'-4" **

** as measured from BFE + 4' freeboard

Grade: +7.76' NGVD

Base Flood Elevation: +8.00' NGVD
Future Adjusted Grade:+8.98' NGVD
Finished Floor Elevation: +9-'00" NGVD (BFE+ 1'-00")
First Floor Clearance: 11'-8" measured from BFE +1

Surrounding Properties:
East: Three-story/Public Storage
North: One-story industrial building
South: Dade Boulevard/Collins Canal
West: One-story /Beach Towning

THE PROJECT:
The applicant has submitted plans entitled "1333 DADE BLVD", as prepared by **Urban Robot Associates**, dated March 10, 2024. The proposed five-story building contains 9,850 square feet of office space, one residential unit with 4,409 square feet of floor area, a 1,354 square foot lobby, and 14 parking spaces consisting of traditional and mechanical spaces. The rooftop will provide an amenity space for the residential unit. The site is currently vacant and previously contained a two-story, 9,346 square foot industrial building that housed Miami Beach Auto paint and body shop.

The site is an interior lot with one frontage on Dade Boulevard. The vehicular entrance, loading and drive isle will be via a 12-foot two-way drive isle. The parking will consist of 12

mechanical lift spaces, one surface space, and one ADA space. One loading space is provided on the ground floor and eight bike racks will also be provided on the ground floor

Due to the mechanical lift spaces, the project also requires Conditional Use approval from the Planning Board. The Planning Board is expected to review the project on May 28, 2024 (PB23-0641).

A breakdown of the project's development plan is delineated hereto:

Proposed Use:

Residential: +/- 4,409 SF/1 Unit (Level 2 & Rooftop)
Office: +/- 9,850 SF (levels 3 to 5)
Lobby: +/- 1,354 SF (level 1)

The applicant is requesting no waivers.

The applicant is requesting the following variances:

1. A variance of Section 5.3.4 to permit a drive-aisle 12 feet in width, where a minimum of 18 feet is required.

2. A variance of Section 7.1.2.2.f to permit a floor-to-ceiling height of 11 feet above DFE for the parking area of the nonresidential first habitable level, where a minimum of 14 feet is required.

3. A variance of Section 7.2.11.9.b.3.I to permit a setback of 0 feet for a decorative rooftop structure, where a minimum of 15 feet is required.

4. A variance of Section 7.2.11.9.b.3.I to permit a height of 12'-5" above the roof slab for a decorative rooftop element, where a maximum of 10'-0" is allowed.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

i. 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;

ii. The special conditions and circumstances do not result from the action of the applicant;

iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

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

vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

vii. 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; and

viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following requirements of the City Code, excluding the requested variances:

- A Conditional Use Permit is required for the construction of mechanical parking garages, pursuant to Chapter 5, Article II, Section 5.2.11. (PB23-0636)

- Decks may be permitted provided the deck area is no more than 50 percent (50%) of the enclosed floor area immediately one floor below.

- The proposed parking spaces do not comply with the minimum parking dimensions.

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.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **office and residential** use appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH DESIGN REVIEW CRITERIA, SECTION 2.5.3.1:

Design review encompasses the examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the

planning department may include, but not be limited to, comments from the building department and the public works department.

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Satisfied

b. 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

c. 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; However, the applicant is requesting variances from underlying requirements.

d. 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 2.5.3.2.
Satisfied

e. 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; However, the applicant is requesting the granting of four variances.

f. 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; However, the applicant is requesting the granting of four variances.

g. 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

h. 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; however, the applicant is requesting a variance from the required two-way drive-aisle width.

i. 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.

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
Satisfied

k. 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

l. 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

m. 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

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvements.
Satisfied

p. 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 Satisfied; The entrance lobby will be screened with anodized aluminum louvers, minimizing transparency at the ground level.

q. 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.
Satisfied

r. 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

s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
Partially Satisfied; see below.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(i) of the Land Development Regulations 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 4 of the Land Development Regulations.
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 Applicable

(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 Applicable

(10) In all new projects, water retention systems shall be provided.
Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

(11) Cool pavement materials or porous pavement materials shall be utilized.
Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

(12) The project design shall minimize the potential for a project causing a heat island effect on site.
Not Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

STAFF ANALYSIS:
DESIGN REVIEW
The applicant is proposing a new 5-story mixed-use building on a vacant site in the Sunset Harbour neighborhood. Located on the north side of Dade Boulevard between Bay Road and West Avenue, the property is comprised of a single parcel in the center of the block's Dade Boulevard frontage.

The site is subject to the CD-2 regulations associated with the Sunset Harbour Neighborhood Vision Plan, which is intended to incentivize Class A office development along the perimeter of the neighborhood. Although variances of these regulations are being sought for unique architectural features, the proposed project complies with the intent of the regulations. One of the incentives is requiring no parking for non-residential uses above the ground floor; however, the project is providing 14 spaces to minimize the need for tenants to park off-site.

The proposed building is composed of a five-story volume in a north-south orientation. The ground floor will consist of a lobby and a landscaped area fronting Dade Boulevard. The two-way drive is proposed adjacent to the lobby from Dade Boulevard and will access parking, loading, and a back of house area to the rear of the property. The lobby and landscaping conceal the back of house areas from public view and a green roof will conceal much of the back of house area from the view from upper levels. The second floor will contain a single residential unit, and the upper floors are for office uses. The rooftop will be an amenity deck for the residential unit only.

The proposed building is designed in a contemporary style, and includes architectural eyebrows that frame each level of the building and a rooftop cornice that continues the framing above the roofline on the south end. On the east and west elevations, the eyebrows are oriented so as to rise throughout the various levels of the building up to the cornice structure above the rooftop, providing noteworthy articulation of the façade. The eyebrows on the northern and southern portions of the building are also integrated with planters providing for additional visual interest.

Staff does have some concerns with the aluminum louvers screening the ground level lobby immediately facing Dade Boulevard. The proposed design is inconsistent with design review criteria (p) which provides that “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,” as it is completely concealed by the louvers. Staff recommends that additional transparency be provided at the ground level and has incorporated a condition in the attached draft order.

Overall staff is highly supportive the proposed project that compliments the neighboring context and supports the vision of the Sunset Harbour neighborhood. Any modifications to the building design suggested herein can be easily addressed administratively, as indicated in the recommendation.

VARIANCE REVIEW

The applicant is requesting the following variance(s):

1. A variance of Section 5.3.4 to permit a drive-aisle 12 feet in width, where a minimum of 18 feet is required.

- Variance 1 requested from:

5.3.4 DRIVES

Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic. Notwithstanding the foregoing, for residential buildings with fewer than 25 units, drives shall have a minimum width of 18 feet for two-way traffic. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath a building or structure, the two-way curb-cut and driveway entrance shall have a minimum width of 12 feet.

The subject parcel is only 50 feet wide and the requirement for a 22-foot driveway, in addition to setbacks for the drive, would consume nearly half of the frontage on Dade Boulevard, thereby not allowing for appropriate site access and use of the building. Given that the parking area only contains 16 spaces, significant traffic issues are not expected from a two-way drive.

If the parking area only contained 10 spaces, a variance request would not be necessary. Additionally, the site is located in Parking Tier 2, Area A. Per the requirements of this Tier, only 1 space for the residential unit would be required. However, the applicant has chosen to follow the requirements of Parking Tier 1 to provide operational parking for the office uses and minimize the need for tenants to park at off-site locations.

Due to the requirement for a conditional use permit for mechanical parking, the Planning Board will consider operating conditions to minimize traffic impacts and ensure pedestrian safety. Given the above noted site constraints, which create a practical difficulty, staff has no objection to the requested variance.

2. A variance of Section 7.1.2.2.f to permit a floor-to-ceiling height of 11 feet above DFE for the parking area of the nonresidential first habitable level, where a minimum of 14 feet is required.

- Variance 2 requested from:

f. New Construction

The nonresidential First Habitable Level (FHL) shall have a minimum floor-to-ceiling height of 14 feet above DFE in order to allow for the future retrofit and raising of the first habitable level.

Due to the lot's size and elevation, the applicant proposes a floor-to-ceiling height of 11 feet above DFE for the entrance lobby and parking area, where a minimum of 14 feet is required. The requested variance is to provide for functional stories at the upper levels where most of the habitable space will be located.

This regulation is intended to ensure that there is sufficient headroom for habitable spaces to adapt to sea level rise. Given that this level only contains the lobby and parking, significant clearance will not be necessary to ensure that the space is useable if sea levels were to significantly rise. Additionally, the ground floor is located one foot above the base flood elevation (9' NGVD), which is well above the future crown of the road that is at 7.05' NGVD at this location. Given the site constraints and elevation of the site, which create a practical difficulty, staff has no objection to the requested variance.

3. A variance of Section 7.2.11.9.b.3.I to permit a setback of 0 feet for a decorative rooftop structure, where a minimum of 15 feet is required.

4. A variance of Section 7.2.11.9.b.3.I to permit a height of 12'-5" above the roof slab for a decorative rooftop element, where a maximum of 10'-0" is allowed.

- Variances 3 and 4 requested from:

7.2.11.9 SUNSET HARBOUR (CD-2)

* * *

b. Development Regulations (Sunset Harbour - CD-2)

* * *

3. *Height exceptions*. In general, rooftop elements that are exempt from a building's maximum building height pursuant to this section 7.2.11.9.b.3 shall be located in a manner to minimize visual impacts on predominant neighborhood view corridors as viewed from public rights-of-way and waterways. The height regulation exceptions contained in section 7.5.2 shall not apply to the Sunset Harbour Neighborhood. Instead, only the following height exceptions shall apply to the Sunset Harbour Neighborhood and, unless otherwise specified, shall not exceed 10 feet above the main roof of the structure:

* * *

I. Allowable height exceptions located within 25 feet of the property line along a street facing façade of the building, or within 20 feet of an interior lot line abutting a residential use, shall not exceed 10 feet in height measured from the finished elevation of the roof deck or 13 feet in height measured from the roof slab, whichever is less. The design review board may waive this minimum setback along a street facing façade of the building, but in no instance shall the setback be less than 15 feet from the property line.

The Sunset Harbour height exception regulations are intended to minimize the impact of building massing on adjacent streets. However, the Sunset Harbour regulations do allow heights up to 65 feet for lots that are greater than 10,000 square feet and generally located on the perimeter of the neighborhood; otherwise, the height limit is 55 feet. The subject parcel is 8,476 square feet and if it were 1,524 square feet larger, the applicant would not need to seek a variance.

The requested variances allow for an improved functioning of the rooftop in a way that minimizes potential impacts to nearby residents and future residents by pushing the usable space south. It also greatly improves the design of the building by allowing a cornice structure that fits with the unique building design. The impact to the frontage is further offset by a front yard with significant landscaping that will further minimize the impact of the building mass on the street. Given the size of the lot and the site constraints, which create a practical difficulty, staff has no objection to the requested variances.

RECOMMENDATION:

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

"Exhibit A"

All of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida; and beginning at the Northwest corner of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, run Northerly along a prolongation of the West line of said Lot 13, a distance of 50 feet more or less, to a point in the North line of Lot 10 in said Block 16-A of said subdivision; thence run Easterly along the said North line of said Lot 10 to the Northeast corner of said Lot 10; thence run Southerly along the East line of said Lot 10, which is the same as the East line of said Lot 13 projected Northerly for a distance of 50 Feet more or less, to the Southeast corner of said Lot 10, which said point is the same as the Northeast corner of said Lot 13; thence run Westerly along the South line of said Lot 10, which is the same as the North line of said Lot 13, to the point of beginning.

Parcel Identification Number: 02-3233-012-0671

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 7, 2024

PROPERTY: **1333 Dade Boulevard 02-3233-012-0671**

FILE NO: DRB23-0985

IN RE: An application has been filed requesting Design Review Approval for the construction of a new 5-story mixed-use building including variances to reduce the required width of a two-way aisle, to reduce the required floor to ceiling height for the nonresidential first habitable floor level, and to reduce the setback and increase height of rooftop architectural features.

LEGAL: See Exhibit "A"

APPLICANT: Qriar Office LLC

O R D E R

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 2.1.3.1 of the Land Development Regulations. 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 c, e, f, h, i, p, and s in Section 2.5.3.1 of the Land Development Regulations.

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 and 12 in Section 7.1.2.4(a)(i) of the Land Development Regulations

D. The project would be consistent with the criteria and requirements 2.5.3.1 and/ or Section 7.1.2.4(a)(i) if the following conditions are met:

DRAFT

1. Revised elevation, site plan and floor plan drawings for the proposed multi-use commercial building shall be submitted to and approved by staff, or the Board, as noted; at a minimum, such drawings shall incorporate the following:

    a. The plans shall be further detailed to show compliance with the Resilience and Adaptation Standards as outlined in Section 7.1.2.2, subject to the review and approval of staff.

    b. Ground floor façade adjacent to Dade Boulevard shall be revised to incorporate additional transparency into the entrance lobby, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

    c. 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 or way or adjacent properties shall be permitted.

    d. 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.

    e. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

    f. Consistent with the plans presented, all rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

    g. The final design details and pattern of the hardscape and exterior walkways 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.

    h. 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 the Board. At a minimum, such plans shall comply with Chapter 46 Tree Preservation and Protection Ordinance of the City Code and Chapter 4-Landscape Requirements of the Resiliency Code and shall incorporate the following:

    a. The revised plans shall comply with the requirements of section 4.2.3 of the Resiliency Code.

    b. All existing overhead utility lines abutting the alley shall be relocated underground and all utility poles shall be removed.

    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. 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.

    e. 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.

    f. 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.

    g. The proposed and existing trees located within the right of way shall be subject to the review and approval of Green Space and CIP.

    h. 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.

    i. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

    j. 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.

k. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

l. 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.

m. 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 wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

n. 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 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s) and Waiver(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance of Section 5.3.4 to permit a drive-aisle 12 feet in width, where a minimum of 18 feet is required.
2. A variance of Section 7.1.2.2.f to permit a floor-to-ceiling height of 11 feet above DFE for the parking area of the nonresidential first habitable level, where a minimum of 14 feet is required.

3. A variance of Section 7.2.11.9.b.3.I to permit a setback of 0 feet for a decorative rooftop structure, where a minimum of 15 feet is required.

4. A variance of Section 7.2.11.9.b.3.I to permit a height of 12’-5” above the roof slab for a decorative rooftop element, where a maximum of 10’-0” is allowed

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as noted above 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.

   Additionally, the Board has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

   i. 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;

   ii. The special conditions and circumstances do not result from the action of the applicant;

   iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

   iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

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

   vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

   vii. 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; and

   viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

C. The Board hereby **Approves** the Variance request(s), and imposes the following conditions based on its authority in Section 2.8.4 of the Land Development Regulations:

   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.

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

A. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

B. All new construction over 7,000 square feet shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.

C. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

D. 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.

E. All allowable construction signage shall be in accordance with Section 6.3.2 of the Land Development Regulations.

F. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

G. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

H. The contractor(s) shall ensure that the street and the alley directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and alley areas before leaving at the end of each day.

I. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

J. 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.

K. 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.

L. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

M. 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.

N. 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.

O. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

P. 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 "1333 DADE BOULEVARD", prepared by **Urban Robot Associates**, dated March 10, 2024, 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 Section 2.2.4.6 of the Land Development Regulations; 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 2 of the Land Development Regulations, 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 2 of the Land Development Regulations, for revocation or modification of the application.

Dated _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:_____
Rogelio A. Madan, AICP
Development & Resiliency Officer
For the Chair

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

The foregoing instrument was acknowledged before me this _____ day of _____ 20___ by Rogelio A. Madan, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
{NOTARIAL SEAL] Commission Number:

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

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

"Exhibit A"

All of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida; and beginning at the Northwest corner of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, run Northerly along a prolongation of the West line of said Lot 13, a distance of 50 feet more or less, to a point in the North line of Lot 10 in said Block 16-A of said subdivision; thence run Easterly along the said North line of said Lot 10 to the Northeast corner of said Lot 10; thence run Southerly along the East line of said Lot 10, which is the same as the East line of said Lot 13 projected Northerly for a distance of 50 Feet more or less, to the Southeast corner of said Lot 10, which said point is the same as the Northeast corner of said Lot 13; thence run Westerly along the South line of said Lot 10, which is the same as the North line of said Lot 13, to the point of beginning.

Parcel Identification Number: 02-3233-012-0671

North Parcel