

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- () BOARD OF ADJUSTMENT
(x) DESIGN REVIEW BOARD
() FLOOD PLAIN MANAGEMENT BOARD
() HISTORIC PRESERVATION BOARD
() PLANNING BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. (x) DESIGN REVIEW APPROVAL
d. () A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. () A CONDITIONAL USE PERMIT
g. () A LOT SPLIT APPROVAL
h. () AN HISTORIC DISTRICT/SITE DESIGNATION
i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. () OTHER: _____

3. NAME & ADDRESS OF PROPERTY: Node ID:MBSP01 / Inlet Blvd., Miami Beach, FL 33139

LEGAL DESCRIPTION: PROPOSED CROWN CASTLE DAS UTILITY POLE LOCATED AT
LATITUDE - NORTH 25°45'59.808", LONGITUDE - WEST 80°08'00.663"
X = 941329.762 Y = 521803.705

4. NAME OF APPLICANT Crown Castle NG East Inc.

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

8555 NW 64th Street, Miami, FL 33166

ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # (786) 899-5911 CELL PHONE # (561) 310-9261

E-mail address: melissap.anderson@crowncastle.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Not Applicable
City of Miami Beach right of way

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER _____ CITY _____ STATE _____ ZIP _____
BUSINESS PHONE # _____ CELL PHONE # _____
E-mail address: _____

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN
Richard Heisenbottle 2199 Ponce de Leon Blvd, suite 400 Coral Gables, FL 33134
NAME (please circle one of the above) ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305)446-7799 ext. 21 CELL PHONE # (786)218-6722
E-mail address: richard@rjha.net

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Melissa Anderson 855 NW 64th Street Miami, FL 33166
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (786)899-5911 CELL PHONE # (561)310-9261
E-mail address: melissap.anderson@crowncastle.com

b. Wayne Waldron 855 NW 64th Street Miami, FL 33166
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (561)544-4975 CELL PHONE # (205)837-3430
E-mail address: wayne.waldron@crowncastle.com

c. _____
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (786)899-5918 CELL PHONE # (610)952-4412
E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Crown Castle seeks to place one Distributed Antenna
System (DAS) node with the public right of way in the City of Miami Beach
in order to improve the capacity and coverage of cellular devices within
the City.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES () NO (X)

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES (X) NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N / A SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) N / A SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ 860.00

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- *Public records notice:* all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Palm Beach

I, Wanda Melton being duly sworn, depose and say that I am the Government Relations Manager of Crown Castle and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Wanda Melton
PRINT NAME

Wanda Melton
SIGNATURE

Sworn to and subscribed before me this 12 day of February, 2016. The foregoing instrument was acknowledged before me by Wanda Melton of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires:

Christine M Bogert
NOTARY PUBLIC

Christine M Bogert
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Palm Beach

I, Wanda Melton, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for placement of DAS relative to the subject property, which request is hereby made by me OR I am hereby authorizing Maria Carvajal + Richard Hersenbottle to be my representative before the DRB + HPR Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Wanda Melton

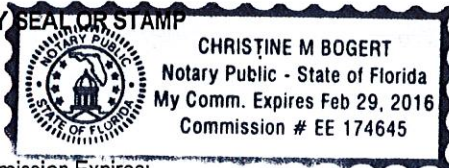
PRINT NAME (and Title, if applicable)

Wanda Melton

SIGNATURE

Sworn to and subscribed before me this 12 day of February, 2016. The foregoing instrument was acknowledged before me by Wanda Melton of _____ who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Christine M Bogert
NOTARY PUBLIC
Christine M Bogert
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Crown Castle NG East LLC
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

EKA Crown Castle NG East Inc.
Crown Castle NG Networks Inc.
Crown Castle Solutions Corp.
Crown Castle Operating Company
Crown Castle International Corp.

owns 100% of NG East LLC
owns 100% of NG Networks Inc.
owns 100% of Solutions Corp
owns 100% of Operating Company &
is publicly traded

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. _____		
b. _____		
c. _____		

Additional names can be placed on a separate page attached to this form.

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

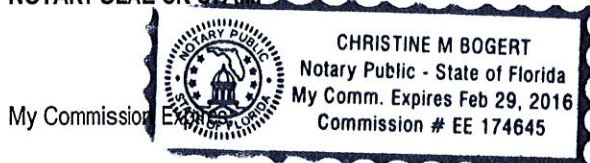
STATE OF Florida
COUNTY OF Palm Beach

I, Wanda Melton, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Wanda Melton
SIGNATURE

Sworn to and subscribed before me this 12 day of FEBRUARY, 2011. The foregoing instrument was acknowledged before me by Wanda Melton, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Christine M Bogert
NOTARY PUBLIC
Christine M Bogert
PRINT NAME

February 25, 2016

Via Hand Delivery

Ms. Deborah Tackett
Mr. James G. Murphy
Miami Beach Planning Department
Miami Beach City Hall
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Crown Castle NG East LLC ("Crown Castle") Respectfully Request Extension of Time to the "Final Order" dated August 20, 2014, Design Review Board File No. 23064, Meeting Date August 05, 2014, which Approval was Granted for Installation of a Distributed Antenna System ("DAS") within the City of Miami Beach at 100 Biscayne Street.

Dear Ms. Tackett and Mr. Murphy:

The Design Review Board granted a "Final Order" of approval, DRB File No. 23064, dated August 20, 2014. Per the Order, if the applicant fails to obtain a full building permit or a phased development permit within 18 months, or such lesser time as may be specified by the board, and/or construction does not commence and proceed in accordance with said permit and the requirements of the applicable Florida Building Code, all staff and board approvals shall be deemed null and void.

Prior to last June, this was the only location where we had received approval from the DRB. During the period of time since receiving this board approval, moving through the process has been very time consuming for all parties involved and has taken many variable paths. Crown Castle has worked diligently with City staff to meet all of their concerns in placing the DAS infrastructure within the city, to include the recent passage of a new telecommunications ordinance by the City Commission addressing the installation of such technology in the City. The permitting guidelines for the Crown Castle developed stealth node, functioning as both a street light pole and a telecommunications pole is a new technology and the guidelines and process has been evolving as we have been afforded the ability to move through the permitting phase. By working together with the city we now see significant progress with their issuance of permits for multiple node and fiber locations. In that spirit we would like to extend the permitting deadline associated with the order for this location so that we may now proceed forward with building this location with the other permitted locations.

Sincerely,



Wanda Melton
Government Relations Manager

cc: Nick Limberopoulos, GRC
David Banuelos, Crown Castle

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

PLANNING DEPARTMENT

Tel: (305) 673-7550, Fax: (305) 673-7559

August 22, 2014

Ms. Melissa P. Anderson
Crown Castle NG East, Inc.
8555 NW 64th Street
Miami, FL 33166

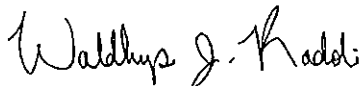
RE: Design Review File No. 23064
100 Biscayne Street

Dear Ms. Anderson:

Enclosed herewith please find a 'Certified' copy of the Final Order for the above noted project, which must be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit for the subject site. The ORIGINAL copy of this Final Order will remain on file in the Planning Department.

If you have any questions with regard to this matter, please contact me.

Sincerely,



Waldhys J. Rodoli, MPA
Boards Administrator

Enclosure

Cc: DRB File No. 23064

F:\PLAN\DRB\DRB14\Aug14\DRB 23064 DAS NODE 100 Biscayne Street.Aug14.FO ltr.docx

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: August 05, 2014

FILE NO: 23064

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH

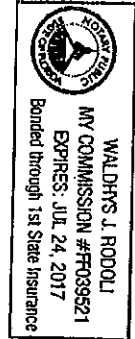
W. J. Rodoli 8-25-14
(Signature of Planning Director or Designee) (Date)

Personally known to me as Produced ID: _____

W. J. Rodoli
Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*
My Commission Expires: (Seal)

This document contains 4 pages.



PROPERTY: Citywide Distributed Antenna System (DAS) Nodes: 100 Biscayne Street

LEGAL: That portion of the south side of the right-of-way known as Biscayne Street located at LATITUDE: North 25°45'59.808", LONGITUDE: West 80°08'00.663"
Florida State Plain Coordinates : X=941329.762, Y=521803.705

INRE: The Application for Design Review Approval for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location outside of historic districts: **100 Biscayne Street.**

ORDER

The applicant, Crown Castle NG East, Inc, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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:

- 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 Design Review Criteria in Section 118-251 of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The exterior of the steel pole shall be powder coated finished and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. 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.
 - c. 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. The Design Review Board retains jurisdiction so that should any new development or construction adjacent to the approved DAS Node require the removal of this DAS Node, this approval is subject to modification or revocation pursuant to a noticed hearing before the Design Review Board.
3. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
4. All equipment shall be serviced and maintained by Crown Castle.
5. 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.
6. 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.
7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
8. 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 adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.



PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "City of Miami Beach Crown Castle Distributed Antenna System MBSP01", as prepared by **Crown Castle**, dated June 12, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review 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 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 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 Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes 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. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should 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 Design Review Approval will expire and become null and void.

In accordance with Section 118-264 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.

Dated this 20th day of AUGUST, 2014.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:


THOMAS R. MOONEY, AICP
PLANNING DIRECTOR
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

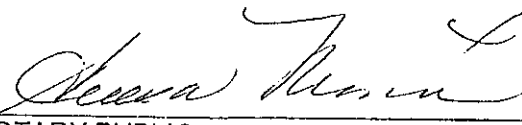
The foregoing instrument was acknowledged before me this 20th day of August, 2014 by Thomas R. Mooney, Planning Director, Planning



Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

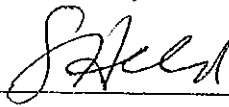


TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Third Budget Notary Services



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-17

Approved As To Form:

City Attorney's Office:  (8-20-14)

Filed with the Clerk of the Design Review Board on 8-21-14 (WJR)

A handwritten signature in the bottom right corner of the page.