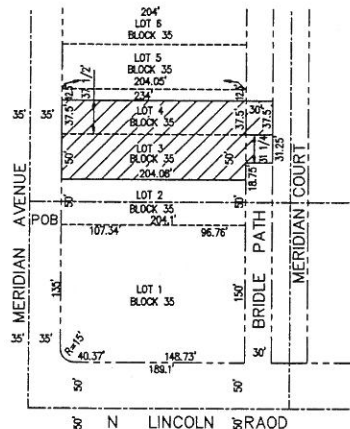
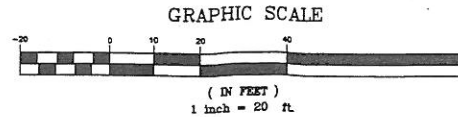


G-1.02 LOCATION PLAN



SKETCH OF BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP
Scale 1"=100'
A Portion of N.W. 1/4 of Section 34,
Township 53 S, Range 42 E,
Miami-Dade County, Florida

LEGAL DESCRIPTION:

Parcel C

The South 37 1/2 feet of Lot 4 and all of Lot 3, in Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 26 of the Public Records of Miami-Dade County, Florida.

And

A strip of land thirty (30) feet wide and marked "BRIDLE PATH", adjacent to and lying East of North thirty-one and one quarter (31-1/4) feet of Lot 3 and the South thirty-seven and one-half (37-1/2) feet of Lot 4, Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a City of Miami Beach Benchmark No. 1602, located at the intersection of Drexel Avenue and 16th Street. Elevation 4.65 feet USCE (MLV) or 3.87 feet NGVD 1929, based on the conversion factor for USCE (MLV) to NGVD 1929 of -0.78 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15 b.i. FAC of 1 foot in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15 a. FAC, of a closure in feet of plus or minus 0.25 feet times the square root of the distance in miles.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the record description and (iii) the plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION (Plat Book 6 at Page 26).

A comparison between measured, plat, record and calculated dimensions is delineated herein. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION. Record dimensions (R) are based on the record description. Calculated dimensions (C) are a protraction based on the record description; the aforementioned AMENDED PLAT OF GOLF COURSE SUBDIVISION and field measurements.

The Subject Property does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0317L, Community No. 120851, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE, base flood elevation 5 feet.

The total area of the Surveyed Parcel as described herein contains 19,912 square feet more or less (0.457 Acres more or less).

The Subject Property lies within the CD-3 Commercial, High Intensity Zoning District based on the Official Zoning Map of the City of Miami Beach, adopted September 21, 1989, effective October 1, 1989, last revised December 12, 2012 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov). The setback for the CD-3 commercial, high intensity zoning district, pursuant to the Miami Beach Code of Ordinances, codified through Ordinance No. 2014-2841, enacted February 12, 2014 (Supp. No. 56), under Subpart B, Chapter 142, Article II, Division 9, Sec. 142-335(a) are as follows:

Front	0 feet
Residential uses shall follow the RM-1, 2, 3 setbacks	
Side Interior	12 feet when abutting a residential district; otherwise none
Residential uses shall follow the RM-1, 2, 3 setbacks	
Side, Facing a Street	10 feet when abutting a residential district; unless separated by a street or waterway otherwise none
Residential uses shall follow the RM-1, 2, 3 setbacks	
Rear	5 feet, 10 feet; when abutting a residential district unless separated by a street or waterway; in which case it shall be 0 feet
Residential uses shall follow the RM-1, 2, 3 setbacks	

Under Section 142-337(c), of the Land Development Regulations of the Code of the City of Miami Beach the current maximum building height for non-oceanfront lots is 75 feet (7 stories), 90 feet (7 stories) for lots fronting on 17th Street; for lots within the architectural district 50 feet (5 stories) and 100 feet (11 stories) in City Center Area (bounded by Drexel Ave., 16th St., Collins Ave., the south property line of lots fronting on the south side of Lincoln Rd., Washington Rd., and Lincoln Rd.), except the height for lots fronting on Lincoln Rd. and 13th St. between Drexel and Washington are limited to 50 feet for the first 50 feet of lot depth, and except the height for lots fronting on Drexel Avenue are limited to 50 feet for the first 25 feet of lot depth.

The zoning requirements stated herein are based on the sources as noted. It should also be noted that the setback requirements at the time of construction of the existing structure may have varied from the current requirements. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements; contact the City of Miami Beach Planning Department for an Official Zoning Determination. The determination of "Zoning Compliance" lies outside the scope of this survey.

The gross floor area at ground level is 19,973 square feet more or less (excludes porches and corridors) and is not the gross building area.

The height of the parapet wall of subject building is 15.0 feet above the adjacent grade. The highest point on the South face ornamental wall is 24.3 feet above the adjacent grade.

There is no on site parking within the Subject Property.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. There were no utility plans provided by the utility companies or by the client nor were there any utility markings noted in the field. The Surveyor has performed no subsurface investigation or delineated the location of underground utilities. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

There is no visible evidence of any kind of any earth moving or building construction within recent months.

There is no observable evidence of recent street or sidewalk construction or repairs.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.

The property described herein is the same as the property described as Parcel C in Exhibit 'A' to Schedule A, of the First American Title Insurance Company, Commitment File Number 1052-319502 (PARCEL C) with an effective date of July 15, 2014, and all the easements, covenants and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor as noted in Schedule B of the said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted herein or otherwise noted as to their effect on the subject property below.

Item 9) There is no roadway dedication statement or easements shown on the face of the AMENDED PLAT OF GOLF COURSE SUBDIVISION, recorded in Plat Book 6, at Page 26, the Building Line as shown is plotted herein. Noting however, as evidenced by a note placed on the plat by the Clerk, the Board of County Commissioners of Dade County, Florida under Resolution No. 4405, recorded in Official Records Book 1884 at Page 501, accepted dedications or offers to dedicate roadways shown on plats. The roadways shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION are an indication of the intent to dedicate roadways. The Building Line(s) as shown on said plat are plotted herein. The said plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION does not disclose any other plottable matters affecting the subject property.

Item 10) The Subject Property as described herein lies wholly within the lands described in Easement granted to Florida Power and Light Company, recorded in Deed Book 4135, at Page 93. The easement is blanket in nature and can not be platted.

NOTE all recording references noted herein, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

Although no formal dedications for the roadways located adjacent to the Subject Property was determined, the roadways shown on the aforementioned plat and as constructed are an indication of the intent to dedicate roadways, as noted above. Pursuant to Chapter 95.361(2), of the Florida Statutes, a roadway constructed by a nongovernmental entity or were it cannot be determined who constructed the road, and when such road has been regularly maintained or repaired for the immediate past 7 years by a county, a municipality, or the Department of Transportation, whether jointly or severally, such road shall be deemed to be dedicated to the public to the extent of the width that actually has been maintained or repaired for the prescribed period, whether or not the road has been formally established as a public highway.

Access to/from the property is from Meridian Avenue, N Lincoln Lane and Meridian Court. Meridian Court lies East of and adjacent to the East limit of the said AMENDED PLAT OF GOLF COURSE SUBDIVISION (the same being the East line of the 30 foot "Bridle Path" as shown on the said plat). Pursuant to the aforementioned Chapter 95.361(2) noted above, N Lincoln Lane (City of Miami Beach fee parcel), Meridian Avenue (shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION) and Meridian Court, all which are maintained by the City of Miami Beach, are public rights of way, for vehicular and pedestrian use.

This Survey, as revised on February 25, 2016, represents the location of both completed and un-completed improvements. Property corners were not recovered at time of the Spot Survey and do not represent a BOUNDARY SURVEY as defined under the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code. The building noted herein as "under construction" is based on the First Floor Plan, Sheet A 3.01, through revision 7) and the Layout Plan, Sheet c 2, through revision 8), for 723 LINCOLN LANE NORTH, prepared by Wolfberg Alvarez as located from limited field locations.

SURVEYOR'S CERTIFICATION:

To PPF 723 Lincoln Lane, LLC, PPF LRI Portfolio, LLC, PPF LRI Lincoln Road, LLC, Lincoln Lane MM, LLC, Lincoln Road III, LLC, Terranova Corporation, Terranova Capital Corporation, First American Title Insurance Company, Bion Sumberg Baena Price & Axelrod, LLP, Wachovia Bank, N.A. Bank of America, N.A., a national banking association and successor by merger to LaSalle Bank National Association, as Trustee for the Registered Holders of US Commercial Mortgage Trust 2004-C8, Commercial Mortgage "Pass-Through Certificates, Series 2004-C8 LNR Property, LLC, Wells Fargo Bank N.A.; Zena M. Dickinson P.A. and LR Meridian, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(b), 12, 14, 15, 17, 18, 19 and 21 of Table A. The said field work was completed on June 21, 2014. The undersigned further certifies that this map or plat meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(6)(b).

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2691
State of Florida
Email: address: tbrownell@erbrownell.com

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without the written consent of the signing party or parties. Professional Liability Insurance Policy obtained by the surveyor is in the minimum amount of \$1,000,000.00 per occurrence to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

Prepared for:

No.	Date	Description	Apvd.	Job No.
1	02/11/11	Initial Survey		57316
2	06/21/14	Updated Survey		57316
3	06/09/14	Updated per comments		57316
4	06/11/14	Updated per comments		57316
5	06/17/14	Updated per comments		57316
6	06/19/14	Updated for additional elevations		57316
7	07/29/15	Updated for additional comments		57316
8	03/29/16	Updated Survey		57316

Sheet: 1 OF 1
J.N. 57316-F
Sk. No.

LS-2864A

PPF 723 LINCOLN LANE, LLC

723 LINCOLN LANE

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS & MAPPERS

Miami, Florida, 33133

305-860-3870 (FAX)

WWW.ERBROWNELL.COM

PLS/FSM No. 3053

F.B. FILE

Date: 12/08/10

Scale: 1"=20'

Drawn by: A.A.P.

Chk. by: TB

MIAMI, FL

Certification No. LB761



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT

Tel: (305) 673-7550

September 11, 2014

Mr. Tom Fraser
SHULMAN + ASSOCIATES
100 NE 38 Street • Miami, FL 33137

RE: Design Review File No. 23076
723 North Lincoln Lane

Dear Mr. Tom Fraser:

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,

James G. Murphy
Principal Planner

Enclosure

Cc: DRB File No. 23076

F:\PLAN\DRB\DRB14\SEP14\DRB 23076 723 N Lincoln Ln.SEP14.FO.ltr.docx

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: September 02, 2014

FILE NO: 23076

PROPERTY: 723 North Lincoln Lane

LEGAL: Lot 3 and southern 37 ½ ft of Lot 4 and portion of Bridle Path of same Block 35 Golf Course Subdivision 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 the construction of a new three-story commercial building to replace an existing one-story commercial building.

ORDER

The applicant, Lincoln Road III LLC, 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 inconsistent with Design Review Criteria 8, 9, 10, 11, 14, and 17 in Section 118-251 of the Miami Beach Code.
- B. The project would be 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:

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

[Signature] 9-10-14
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID: _____

[Signature]
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 12-2-17

This document contains 7 pages



TERESA MARIA

MY COMMISSION # FF 042188

EXPIRES: December 2, 2017

Bonded Thru Budget Notary Services

[Handwritten signature]

- a. The proposed plans shall be revised to fully satisfy the FAR requirements of the City Code.
- b. The proposed plans shall be revised to fully satisfy the required amount of loading zone spaces.
- c. Any future commercial use on the roof top may require Conditional Use Permit approval from the Planning Board.
- d. The stairwell bulkhead that faces Meridian Avenue shall be further articulated in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. Additional design development of the north elevation shall be required; this may include further articulation along the elevation to break up the solid featureless masonry wall that projects over the neighboring Macy's department store, in order to create a stronger visual interest, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The rooftop mechanical equipment shall be reduced to the greatest extent possible. All 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 as possible and screened from view, and located in a manner to be approved by staff. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the board.
- g. 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.
- h. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. 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, 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.



- j. 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.
 - k. 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, 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 kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
 - m. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - n. 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.
 - o. 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 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. Bicycle racks and trash containers in the public ROW shall be provided, in a manner to be reviewed and approved by staff.
 - 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 two existing Washingtonia Palms facing Meridian Avenue shall be retained and protected during construction. The size of the tree pits shall be increased to be 8' x 8' and shall include the standard CMB tree grate



- system with the bound aggregate (salt and pepper color), fertilization trench, in-ground landscape uplighting (two fixtures per tree) and irrigation.
- d. The existing Verawood Tree at the SE corner of the site (in a bumpout) shall also be retained and protected during construction. Gravel shall be removed and replaced with new understory plating and mulch. Irrigation and above ground landscape uplighting shall also be provided.
 - e. The grade condition facing Lincoln Lane North which triggers the need for handrails along the side of the public sidewalk shall be modified to eliminate such condition subject to the review and approval of the Public Works Department.
 - f. 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.
 - g. 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.
 - h. 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.
- 3. If required, the applicant shall obtain a revocable permit for the building eyebrow/canopy proposed to project over the sidewalk along Lincoln Lane and Meridian Court, subject to approval the City Commission, prior to the issuance of a building permit.
 - 4. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 5. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:



- a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
 7. 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.

8. 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.
9. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
10. 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. 1-11, 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 "723 Lincoln Lane North", as prepared by **Shulman + Associates**, dated 07/14/2014, 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 7th day of SEPTEMBER, 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 7th day of September 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.




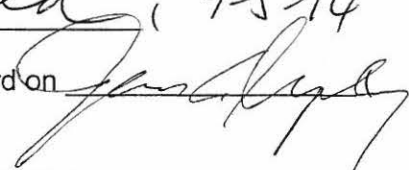
TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services


NOTARY PUBLIC
Miami-Dade County, Florida

My commission expires: 12-2-17

Approved As To Form:

City Attorney's Office: 

Filed with the Clerk of the Design Review Board on 

9-9-14

