

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: September 05, 2017

FILE NO: DRB17-0161

PROPERTY: **5750 Collins Avenue – Royal Embassy Condominium**

APPLICANT: Royal Embassy Condominium Association

LEGAL: Lots 9, 10 and 11 of Block 2, of the Amended Plat of 2nd Ocean Front Subdivision, According to the Plat Thereof, as recorded in Plat Book 28 at Page 28, of the Public Records of Miami-Dade County, Florida.

IN RE: The application requesting Design Review Approval to replace existing concrete balcony railings on all elevations of the building with all clear glass railings.

ORDER

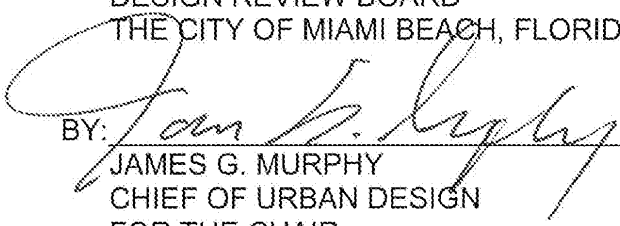
The City of Miami Beach Design Review Board makes the following FINDING OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:


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 in Section 118-251 of the Miami Beach Code and the reasons set forth at the September 05, 2017 Design Review Board meeting.

IT IS HEREBY ORDERED, based upon the foregoing finding 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 recommendation, that the Application is **DENIED WITHOUT PREJUDICE** for the above-referenced project.

Dated this 14th day of September, 20 17.

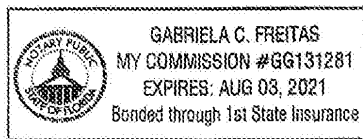
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR



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

The foregoing instrument was acknowledged before me this 14th day of September 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Gabriela C. Freitas
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 08-03-2021

Approved As To Form:

City Attorney's Office: [Signature] (9/14/17)

Filed with the Clerk of the Design Review Board on [Signature] (9-18-17)

[Signature]