

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

**MEETING DATE:** August 8, 2000

**IN RE:** The Application for an "after-the-fact" Certificate of Appropriateness for the installation of a cooler and sales counter in front of the terrace of an existing structure.

**PROPERTY:** 928 Ocean Drive

**LEGAL:** Lot 5, Block 14, Ocean Beach, Recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

**FILE NO:** 1158

**ORDER**

The applicant, Park Adult Residential Facility Inc., filed an application with the City of Miami Beach's Planning Department for a Certificate of Appropriateness.

The City of Miami Beach's Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which is part of the record for this matter:

- A. The proposed project is located in the Ocean Drive/Collins Avenue Local Historic District of the City of Miami Beach and the subject structure on the site is not designated on the Miami Beach Historic Properties Database.
- B. Based on the plans and documents submitted with the application, and testimony and information provided by the applicant, the project would be consistent with the Certificate of Appropriateness Criteria a in Section 118-564(a)(1)-(3) of the Miami Beach Code and requirements if the following conditions are met:
  - 1. The width of the proposed sales counter and cooler shall not exceed fifteen (15') feet; such sales counter and cooler shall be placed in the middle of the opening at the front of the property, in between the entrance staircases.
  - 2. A stainless steel veneer shall fully wrap the front and sides of the cooler, in a manner to be approved by staff; detailed drawings of the stainless steel shall be required and shall be subject to the review and approval of staff.



3. The proposed counter may not return to the back side.
4. All equipment shall be contained below the counter, with the exception of the cash register.
5. The counter finish shall consist of a light colored marble, granite or steel, in a manner to be approved by staff.
6. This Final Order shall be recorded in the public records of Miami-Dade County, prior to the issuance of a Building Permit.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations which were amended by the Board, that the Application for a Certificate of Appropriateness is granted for the above-referenced project subject to those certain conditions specified in paragraph B of the Findings of Fact hereof (conditions #1-6, inclusive), to which the applicant has agreed.

No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

**When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department.** If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Historic Preservation Board's file. If the Full Building Permit is not issued within one (1) year of the meeting date at which this Certificate of Appropriateness was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void.

Dated this 28 day of AUGUST, 2000



