

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: September 04, 2018

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: DRB18-0298  
**723 North Lincoln Lane—The Lincoln Eatery**

**DRB18-0298, 723 North Lincoln Lane - The Lincoln Eatery.** The applicant, PPF 723 Lincoln Lane, LLC, is requesting Design Review Approval for the proposed signage plan for the ground floor restaurant, including variances to exceed the maximum aggregate area allowed in order to install multiple signs on the building and a variance to exceed the maximum area allowed for a projecting sign.

#### **RECOMMENDATION:**

Approval with conditions of the design

Approval of the variances

#### **LEGAL DESCRIPTION:**

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.

#### **HISTORY:**

On September 2, 2014, the Design Review Board (DRB) approved a new commercial building, pursuant to DRB23076.

On May 3, 2016, the DRB approved exterior design modifications to the project to install a new signage program including multiple signage variances for the second floor tenant, 'Marshalls'.

On September 05, 2017, the DRB approved interior and exterior design modifications to the ground level glazing on the facades along North Lincoln Lane, Meridian Avenue and Meridian Court, in order to accommodate a new restaurant build-out at the ground floor, pursuant to DRB17-0157.

#### **SITE DATA:**

Zoning:	CD-3
Future Land Use:	CD-3
Lot Size:	19,912 SF
Approved FAR:	2.249   44,792 SF as represented by the applicant
Permitted FAR:	2.25   44,802 SF
Approved Height:	61'-76" 3-stories   71'-0" to greatest projection
Permitted Height:	75'-0"   7-stories

**SURROUNDNG PROPERTIES:**

East: Five-story City parking garage  
North: Two-story Macy's department store  
South: Two-story building  
West: Surface parking lot

**THE PROJECT:**

The applicant has submitted plans entitled "723 Lincoln Lane North", as prepared by **Shulman + Associates**, dated, signed and sealed July 06, 2018.

The applicant is proposing to install multiple signs along the ground floor tenant space requiring two variances. Specifically, the variances pertain to four out of five projecting signs and include requests to exceed the maximum area allowed for an individual projecting sign and to exceed the maximum aggregate area allowed for multiple signs.

The applicant is requesting the following variance(s) for the signage program for the ground floor tenant, 'Lincoln Eatery':

1. A variance to exceed by 3 SF the maximum aggregate area allowed of 100 SF for signs facing Lincoln Lane North in order to install four projecting signs for the ground floor tenant, 'Lincoln Eatery', with one projecting sign proposed at 58 SF and three additional signs at 15 SF each, for a total aggregate area of 103 SF.
2. A variance to exceed by 43 SF the maximum size allowed of 15 SF for a projecting sign in order to install a projecting sign at 58 SF above the metal eyebrow facing Lincoln Lane North.

- Variance(s) requested from:

**Section 138-16. Wall sign.**

Maximum area percentage, CD-3, Wall sign: 0.75 square feet for every foot of linear frontage (Max: 100 SF)

Maximum quantity per frontage, CD3: Multiple signs for the same establishment may be permitted through the design review process if the aggregate sign area does not exceed the largest maximum permitted area.

**Sec. 138-18. - Projecting signs.**

Maximum area, 15 square feet

Maximum quantity per frontage, CD3: Multiple signs for the same establishment may be permitted through the design review process if the aggregate sign area does not exceed the largest maximum permitted area.

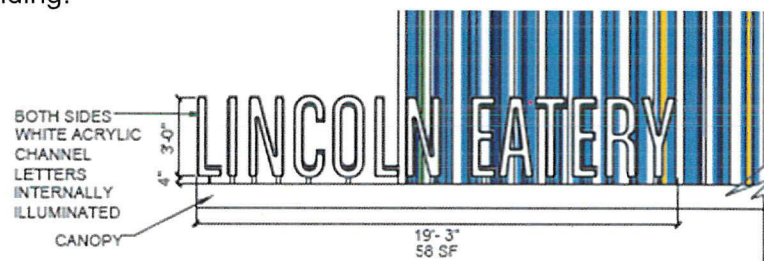
The applicant is proposing to install a total of five projecting signs for the ground floor retail component of 'Lincoln Eatery'—four of which will project from below from either the floor slab above (along Meridian Avenue) or from the approved metal eyebrow awning (along Lincoln Lane North), while another projecting sign is proposed to project above this same element. Projecting signs are defined as 'signs that are attached to and projects more than 12 inches from the face of a wall of a building' and are limited to a maximum size of 15 SF.

The total aggregate sign area proposed for installation facing Lincoln Lane North, including the four projecting signs, is 103 SF (15 SF + 15 SF + 15 SF + 58 SF). The Code limits multiple signs for the same establishment to be permitted through the design review process if the aggregate sign area does not exceed the largest maximum permitted area, or in this instance, the maximum aggregate area that would be 100 SF. One of projecting signs along Meridian Avenue is not part of the variance for the aggregate area.

The projecting sign is proposed to be installed above the expansive aluminum canopy eyebrow that defines the ground floor storefront of the building along Lincoln Lane North. The sign has been designed as individually, pinmounted channel letters that are installed above and along the edge of the metal eyebrow in a simple sans serif font spelling L-I-N-C-O-L-N E-A-T-E-R-Y.



The white acrylic face of the letters will allow for the internal LED illumination to display and light the sign. The signage is proposed with 3'-0" high letters that span 19'-3" in length, for a total sign area of 58 SF. It is important to note that, at the recommendation of staff, the proposed 3'-0" high lettering matches in size and scale the approved 'Marshalls' building ID sign installed at the top of the building.



Individually, each of the projecting signs proposed below the metal canopy comply with the maximum permitted individual area allowed for a projecting sign (15 SF). The façade of the Lincoln Eatery is not fully visible from Lincoln Road and the additional projecting sign, perpendicular to the building and located above the canopy, would allow for a higher exposure of the retail along Lincoln Road North. Staff finds that the location of the building creates practical difficulties to develop a successful sign program. Staff recommends approval of the requested variances as they are compatible with the building architecture and comply with the intent of the sign ordinance.

#### **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 118-353(d), Miami Beach City Code:

- That 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;

- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That 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.

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code, aside from the requested variances pertaining to the proposed signage as noted herein this application:

- The signs encroaching into the public right of way shall require approval from the Public Works Department and City Commission.

This 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.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria is found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied**
2. 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**

3. 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.  
**Not Satisfied; the proposed signage requires multiple variances.**
4. 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 118-252.  
**Not Satisfied; the proposed signage requires multiple variances.**
5. 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.  
**Not Satisfied; the proposed signage requires multiple variances.**
6. 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; the proposed signage is in scale with similar retailers, specifically to the upper floor tenant, 'Marshalls' which previously obtained approval for a variance for the same size of lettering.**
7. 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**
8. 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**
9. 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**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.



**Not Applicable**

11. 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**
12. 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**
13. 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**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not Applicable**
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Applicable**
16. 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.  
**Satisfied**
17. 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.  
**Not Applicable**
18. 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.  
**Satisfied**
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.  
**Not Applicable**

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development 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 Applicable**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Not Applicable**
- (5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.  
**Not Applicable**
- (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.  
**Not Applicable**
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Not Applicable**
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
**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) Where feasible and appropriate, water retention systems shall be provided.  
**Not Applicable**

**STAFF ANALYSIS:**

**DESIGN REVIEW**

On September 02, 2014, the Design Review Board (DRB) approved a new, highly transparent commercial building located on a prominent corner parcel located one block to the north of Lincoln Road mall, pursuant to DRB23076. The commercial tenant occupying

the ground floor of the building proceeded through the DRB process on September 05, 2017, pursuant to DRB17-0157, in order to obtain approval for exterior design changes specific to the interior build-out concept for the space, on September 05, 2017. The new tenant, Lincoln Eatery, will occupy 90% of the ground floor with a 'food hall' concept that allows diners to sample different food options instead of being limited to a more traditional single kitchen operation. The Lincoln Eatery will be approximately 9,500 SF and will contain up to sixteen different food stalls for vendors of all types of fare. The applicant is proposing to install multiple signs along its 232'-0" retail frontage on Lincoln Lane North, most of which are positioned below the building's signature eyebrow/canopy, which projects over the sidewalk Lincoln Lane North and Meridian Court. The applicant is requesting a total of two variances pertaining to the signage, both of which are supported by staff.

### **VARIANCE REVIEW**

Projecting signs are the appropriate signage intervention below the soffit and eyebrow on the west and south side of the building. The proposed projecting signs, particularly the prevailing one above the canopy, will allow the establishment to be seen from Lincoln Road, which is approximately 225'-0" to the south.

Siting the proposed projecting sign above the metal eyebrow as well as designing it in a magnified scale, would be beneficial to the general public in locating the dining facility as viewed from the pedestrian-heavy Lincoln Road. Considering the location of the building in reference to the Lincoln Road Mall and the disadvantage in visibility due to the building's design elements on the façade, staff finds that practical difficulties exist that create the need for this variance request. As more and more restaurant businesses are moving "off" Lincoln Road, this dynamic space with abundant interior and exterior seating and offering a multitude of dining cuisines will be a welcome draw to the many pedestrian shoppers that frequent the highly traveled Lincoln Road.

Staff would note that the purpose of the signage ordinance, as stated in section 138-1 of the City Code, is "to permit signs that will not by their size, location, construction, number or manner of display, endanger the health, safety and general welfare of the public or the appearance of the city. It is also the purpose of this chapter to encourage signs that are architecturally aesthetic and compatible with the buildings they are placed on, to reduce traffic hazards and to preserve the right of free speech exercised through the use of signs."

### **RECOMMENDATION:**

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

TRM/JGM

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**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: September 04, 2018

FILE NO: DRB18-0298

PROPERTY: **723 North Lincoln Lane**

APPLICANT: PPF 723 Lincoln Lane, LLC

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 proposed signage plan for the ground floor restaurant, including variances to exceed the maximum aggregate area allowed in order to install multiple signs on the building and a variance to exceed the maximum area allowed for a projecting sign.

**ORDER**

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 Approval**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. 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 3, 4, and 5 in Section 118-251 of the Miami Beach Code.
- 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 not applicable with Sea Level Rise Criteria in Section 133-50(a) of the Miami Beach Code.
- D. The project would remain consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met
  - 1. This approval shall supersede all conditions related to the ground floor signage with the exception of any Marshalls signage under the prior Final Order dated **May 03, 2016** for DRB File No. 23076 as modified herein.

2. The proposed projecting signs that extend above and encroach within the City sidewalk may require revocable right-of way permit(s) to be obtained from the Public Works Department and approved by the City Commission.
3. 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. All ground floor projecting signs shall be consistent in materials, method of illumination and sign location. All storefront signs shall be designed as individual reverse channel letters with a brushed aluminum finish that can may or may not be backlit with/out a color, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. If any signage is projecting above the metal eyebrow the signage shall be composed of individual pin-mounted lettering and all electrical conduits and exterior lighting elements shall be hidden from view. No exterior raceways shall be permitted.
  - b. The uniform signage plan for the building shall be approved as proposed. All building signage shall require a separate permit.
  - c. 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.
  - d. 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.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance to exceed by 3 SF the maximum aggregate area allowed of 100 SF for signs facing Lincoln Lane North in order to install four projecting signs for the ground floor tenant, 'Lincoln Eatery', with one projecting sign proposed at 58 SF and three additional signs at 15 SF each, for a total aggregate area of 103 SF.
  2. A variance to exceed by 43 SF the maximum size allowed of 15 SF for a projecting sign in order to install a projecting sign at 58 SF above the metal eyebrow facing Lincoln Lane North.

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

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

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

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

- C. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

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*' noted above.**

- A. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. 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.
- D. 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.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. 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 I, II, III of the Findings of Fact, 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 signed and sealed July 06, 2018, and as approved by the Design Review Board, 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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Filed with the Clerk of the Design Review Board on \_\_\_\_\_ ( )