

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: January 02, 2019

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: DRB18-0314  
**1425 Cleveland Road**

**DRB18-0314, 1425 Cleveland Road.** The applicants, Elizabeth G. Galphin and Christophe Jean Joel Cossu, are requesting Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers to replace an existing one-story residence.

#### **RECOMMENDATION:**

Continue to a future date.

#### **LEGAL DESCRIPTION:**

Lot 14, Block 10, of "Biscayne Point", According to the Plat Thereof, as Recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.

#### **HISTORY:**

On November 06, 2018, the DRB reviewed and continued the application to December 04, 2018, in order to allow time for the applicant to seek alternative design solutions to eliminate some of the requested waivers for the principal structure. The application was continued again at the December 04, 2018 meeting.

#### **SITE DATA:**

Zoning: RS-3  
Future Land Use: RS  
Lot Size: 10,921 SF  
Lot Coverage:  
Existing: 3,470 SF / 27%  
Proposed: 3,184 SF / **29%**  
Maximum: 3,276 SF / 30%  
Unit size:  
Existing: 5,033 SF / 44%  
Proposed: 5,434 SF / **49.7%**  
Maximum: 5,460 SF / **50%**  
**2<sup>nd</sup> Floor to 1<sup>st</sup>: 100%\***

**\*DRB WAIVER**

Height:

Proposed: 24'-0" flat roof  
Maximum: 24'-0" flat roof

Grade: +5.19' NGVD

Base Flood Elevation: +8.00' NGVD

Difference: 2.81'

Adjusted Grade: +6.595' NGVD

30" (+2.5') Above Grade: +7.69' NGVD

First Floor Elevation: +13.00' NGVD  
(BFE+5' FB)

#### **EXISTING STRUCTURE:**

Year: 1952  
Architect: Haryy Schwebke  
Vacant: Yes  
Demolition: Total

#### **SURROUNDING PROPERTIES:**

East: One-story 1952 residence  
North: Biscayne Bay  
South: One-story 1953 residence

West: One-story 1952 residence

**THE PROJECT:**

The applicant has submitted revised plans entitled "Cossu Residence", as prepared by [STRANG] Architecture, dated November 13, 2018.

The applicant is proposing to construct a new two-story residence on a waterfront lot on Biscayne Point.

The applicant is requesting the following waiver(s):

1. The second floor's physical volume exceeds 70% of the first floor in accordance with Section 142-105(b)(4)(c).
2. A two-story side elevation in excess of 60'-0" in length in accordance with Section 142-106(2)(d).

**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:

1. For two story homes with an overall lot coverage of 25% or greater, the physical volume of the second floor shall not exceed 70% of the first floor of the main home, exclusive of any enclosed required parking area and exception from this provision may be granted **through DRB approval** in accordance with the applicable design review criteria. **The applicant is requesting a 2<sup>nd</sup> Floor Volume to 1<sup>st</sup> of 100% with a 29% lot coverage which will require a waiver from the DRB.**
2. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. **The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five (5) percent of the lot area.** Any portions of the interior side yard open space in excess of five (5) percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through design review board approval in accordance with the applicable design review criteria.

3. Height exceptions: (f.) Elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.
4. Mechanical equipment. The maximum height to the top of the ac equipment and generator cannot exceed 10'-0" from the grade elevation of 5.19' NGVD.
5. Concrete steps at the rear do not count as open space. The project does not comply with the 70 percent open space in the rear yard.
6. Skylights, not to exceed five feet above the main roofline, and provided that the area of skylight(s) does not exceed 10 percent of the total roof area of the roof in which it is placed
7. Contour site and civic plans shall be revised to comply with minimum yard elevations and to ensure that run-off water is contained on-site.
8. Those portions of covered areas on the ground floor that exceed 10'-0" must be counted towards the unit size of the ground floor (sheet A-003) and added to the overall unit size of the project.

The above noted comments 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 are 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.  
**Not Satisfied; the applicant is requesting two (2) design waivers from the Board.**
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.  
**Not Satisfied; the applicant is requesting two (2) design waivers from the Board.**
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 applicant is requesting two (2) design waivers from the Board.**

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 applicant is requesting two (2) design waivers from the Board.**
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 applicant is requesting two (2) design waivers from the Board.**
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.  
**Not Satisfied; the applicant is requesting two (2) design waivers from the Board.**
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; a lighting plan has not been submitted.**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Satisfied**
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.

**Satisfied**

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.

**Not Applicable**

19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.

**Not Satisfied; see below**

**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 Satisfied**  
**A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Satisfied**
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Satisfied**
- (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.  
**Satisfied**
- (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.  
**Satisfied**
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Satisfied**
- (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.  
**Satisfied**
- (10) Where feasible and appropriate, water retention systems shall be provided.  
**Not Satisfied; as part of the civil engineering design to be provided at time of permit.**

**STAFF ANALYSIS:**  
**DESIGN REVIEW**

The applicant is proposing to construct a new two-story residence on a waterfront parcel on Biscayne Point that will replace an existing 1953 one-story home. The home has been designed slightly under the maximum zoning thresholds for lot coverage and unit size allowances, but requests two design waivers from the Board as part of this application. The

design floor elevation of the new residence is proposed at base floor elevation (8) plus maximum free board (+5).

This item was previously presented at the November 04, 2018 Design Review Board meeting and continued to allow for the architect to further refine the design and address both Board and staff comments. The proposed residence is designed in a tropical modern design, featuring an elegant material palette of exposed concrete, warm tropical wood tones and architectural board-formed concrete. The design incorporates a two-story elevated home containing two side garden areas that create outdoor spaces with landscaping to minimize the heightened volume of the residence. The overall configuration of the residence is a "H" footprint with a central slender circulation core bisecting the residential program of the structure defined at both ends. The side courtyards further enhance the separation of the habitable volumes of the home displacing them at the far edges of the developable lot and rendering the appearance of the home massive. The applicant has made modifications to the design that intend to minimize the impact of the home on its site. The overall massing of the home complies with the required setbacks and the architect has withdrawn a height waiver request and lowered the residence to the required 24'-0"; reducing its impact on the site. Additionally, the applicant has broken up the banding of cantilevered balconies that once dominated, and further imposed upon, the front elevation. While the modifications do reduce the home's impact, staff recommends that the architect further compress the expansive floorplan by reducing the open spaces, which would lead to a decrease in lot coverage, 205 SF of which is consequential to open space, and minimize another design waiver that pertains to the second floor to first floor ratio of the home.

The residence features an elevator located in the eastern portion of the site plan, sited proximate to the bar that connects the two portions of the "H" floorplan that accesses the habitable roof deck. The Code requires that the elevator and associated bulkhead be located as close to the center of the roof (floorplan) as possible and be visually recessive such that they do not become vertical, tower-like extensions along the exterior elevations. As proposed, the elevator is not centrally located in plan and the vertical element, while offset by about five feet (5'-0") on all three levels, does become part of the side (east) elevation. Staff maintains that the elevator should be relocated to a more central location.

The first of the requested design waivers pertains to the second floor to first floor ratio of the home. Since the proposed home has a lot coverage of nearly 30 percent, any second floor massing is restricted to 70 percent of the first floor, unless a waiver is sought by the DRB. As designed the second floor of the proposed home is nearly coterminous with the ground floor, containing approximately 100 percent of the volume of the first floor. The applicant has expressed a desire for large cantilevering volumes that provide shaded outdoor living spaces on the first floor. While allowing for a unique architectural design, as well as expansive courtyards that are "internal" to the site, staff is not supportive of the request as it amplifies the overall massing of the home. With a lot coverage of 29 percent, the second floor massing results in a design that overwhelms the site.

The remaining design waiver pertains to open space requirements for two-story elevations that exceed 60'-0" in length. As previously mentioned, the proposed elevated home features two side garden areas, one for each interior side, that are primarily programmed to blend indoor and outdoor programmed space and to break up the home's two-story massing. The eastern outdoor garden area is designed as a 9' x 15' recess that is lower than the first finished floor of the residence with an elevation of 6.59' NGVD (adjusted grade)

and configured with landscaping. The open space provided along this side elevation is designed in accordance with subsection 142-106(2)(d) of the City Code. Notwithstanding, the western courtyard is more expansive, measuring 20' x 25', and has been designed at an elevation higher than adjusted grade; with an elevation of 12.65' NGVD it is nearly flush with the interior of the first floor. The provided open space is also configured with a depth that is 30 percent of the maximum developable building width of the property. Therefore, this excess area, 205 SF, has been counted towards the lot coverage of the project. While the open space proposed attempts to address the intent of the ordinance by breaking up the two-story elevation, staff is not supportive of the design waiver given the location of the open space proposed at an elevation nearly six (6) feet higher than adjusted grade.

Overall, the applicant has produced an attractive architectural design with rich finishes and complex elements; however, when sited on the 10,000 SF lot, the combined parts, including the requested waivers, overwhelm the site and the streetscape. The design has been configured at BFE plus maximum freeboard, sited at the minimum required setbacks at the front and both sides, and maximized in terms of habitable square footage. Staff believes that the architect should continue to refine the design and reduce some of the components to become more sensitive to the neighborhood's overall context and still retain the residential architecture that distinguishes itself from neighboring structures.

Based on this analysis, staff recommends that the design of the replacement home be continued with the design direction provided herein, and/or directions from the Board. Staff further recommends a removal of the height and second floor ratio waiver request, and a relocation of the elevator to a more central location within the plan in order to foster a more contextual relationship with the one-story homes currently within the immediate area.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be **continued** to a future date in order to address the inconsistencies with the aforementioned Design Review criteria and Practical Difficulty and Hardship criteria, as applicable.

TRM/JGM



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

MEETING DATE: January 02, 2019

FILE NO: DRB18-0314

PROPERTY: **1425 Cleveland Road**

APPLICANTS: Elizabeth G. Galphin and Christophe Jean Joel Cossu

LEGAL: Lot 14, Block 10, of "Biscayne Point", According to the Plat Thereof, as Recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single-family residence including one or more waivers to replace an existing one-story residence

**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**

- 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 1, 2, 3, 4, 5, 6, 9, and 19 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 inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
  - 1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 1425 Cleveland Road shall be submitted, at a minimum, such drawings shall incorporate the following:
    - a. The 70% limitation for the second floor volume **shall not** be waived as proposed; the architect shall either reduce the massing of the second floor to comply with the percentage allowance or reduce the footprint to less than 25% lot coverage.

- b. The (west) side open space requirement **shall not** be waived as proposed.
  - c. Those portions of the covered area on the ground floor that exceed 10'-0" must be counted towards the unit size of the ground floor (sheet A-003) and added to the overall unit size of the project.
  - d. The location of the elevator **shall not** be permitted as proposed; the elevator shall be relocated internally to the floor plan, such as changing locations with the internalized garage stairwell.
  - e. The maximum height to the top of the AC equipment and generator shall not exceed 10'-0" from grade elevation of 5.19' NGVD.
  - f. The required front yard shall comply with the 50% open space requirement and the required rear yard the 70% open space requirement.
  - g. The final design details and color selection of the vertical 'porcelain wood louver' cladding proposed finish 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 color selection of the 'concrete textured' finish, shall be submitted, in a manner to be reviewed and approved by staff.
  - i. The final design details of the exterior materials and finishes 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.
  - j. 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.
  - k. 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 plans 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 plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:
- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be

limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. The architect shall substantially increase the amount of native canopy shade trees within the site, 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 proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. 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.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, 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.

- I. 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.
- m. 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.

**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. No variance(s) were filed as part of this application.

## **III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. 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.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. 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.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. 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 amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Cossu Residence", as prepared by **[STRANG] Architecture** dated November 13, 2018, and as approved by the Design Review Board, as determined by staff.

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 of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the 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

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