

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: August 2, 2016

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: DRB0516-0028  
**912-918 4<sup>th</sup> Street – Multi-Family Building**

The applicant, TBD Harbor LLC, is requesting Design Review Approval for the construction of a new five-story residential building on two combined lots to replace a one-story structure and vacant parcel.

#### **RECOMMENDATION:**

Approval with conditions

#### **LEGAL DESCRIPTION:**

Lots 3 and 4, Block 82, "Ocean Beach Addition No.3", according to the Plat thereof, as recorded in Plat Book 38, at Page 72 of the Public Records of Miami-Dade County, Florida.

#### **SITE DATA:**

Zoning: RPS-1 (Residential Performance Standard Medium-Low Density)  
Future Land Use: RPS-1 (Residential Performance Standard Medium-Low Density)  
Lot Size: 6,997.95 SF  
Existing FAR: 1,538 SF (Multi-Family Residence)  
Proposed FAR: 8,739 SF (1.25 FAR) as represented by the applicant  
Maximum FAR: 8,747.44 SF (1.25 FAR)  
Open Space Required: 4,198.77 SF (0.6)  
Open Space Proposed: 4,031 SF (0.57)  
Maximum Height: 45'-0" / 5 stories  
Proposed Height: 41'-0" / 5 stories measured from BFE + 5'  
Highest Projection: 57'-8"  
Residential Units: 4 Townhouses  
Parking spaces provided: 8 spaces  
Parking spaces required: 8 spaces  
Grade: + 3.88' NGVD  
Base Flood Elevation (BFE): +8.00' NGVD  
Difference: Varies 2.06' NGVD  
Adjusted Grade: 5.94' NGVD  
First Floor Elevation: +4.83' NGVD Lobby | +14.67' NGVD residential units

#### **SURROUNDING PROPERTIES:**

East: 5-story 2005 residential building "Manhattan Condo"  
North: 1-story office building  
Vacant Lot  
South: 3-story 2004 residential building "V Condo"  
West: 20'-0" wide alley / 2-story residential building "Beach Manor Condo"

### **THE PROJECT**

The applicant has submitted plans entitled "Araya", as prepared by **DN'A Design and Architecture**, dated, signed and sealed June 17, 2016.

The proposal consists of a new 5-story, multifamily building with 4 townhouse units and 8 required parking spaces.

### **CONSISTENCY WITH COMPREHENSIVE PLAN:**

A preliminary review of the project indicates that the proposed **residential use is consistent** with the Future Land Use Map of the 2025 Comprehensive 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:

1. Per Sec.142-704, at least 25% of the roof top deck shall constitute living landscape material. No variance can be granted for this requirement.
2. Up to 50% of the open space required may be fulfilled by payment of an in-lieu-of fee into the South Pointe Streetscape Fund.
3. Tandem parking spaces may be utilized for self-parking in multi-family residential buildings and shall have a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner.
4. Bathrooms required by the Florida Building Code not to exceed the minimum size dimensions required under the Building Code provided such bathrooms are not visible when viewed at eye level (5'-6" from grade) from the opposite side of the adjacent right-of-way; for corner properties. Such bathrooms shall also not be visible when viewed at eye level (5'-6" from grade) from the diagonal corner at the opposite side of the right-of-way and from the opposite side of the side street right-of-way.

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.

### **ACCESSIBILITY COMPLIANCE**

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, Section 11 (Florida Accessibility Code for Building Construction). These and all accessibility matters shall require final review and verification by the Building Department prior to the issuance of a Building Permit.

### **CONCURRENCY DETERMINATION:**

In accordance with Chapter 122 of the Code of the City of Miami Beach, the Transportation and Concurrency Management Division has conducted a preliminary concurrency evaluation and determined that the project does not meet the City's concurrency requirements and level-of-service standards. However, the City's concurrency requirements can be achieved and satisfied

through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division will make the determination of the project's fair-share mitigation cost.

A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

**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.  
**Not Satisfied; the proposed project does not comply with the open space requirement.**
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 proposed project does not comply with the open space requirement.**
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 project does not comply with the open space requirement.**
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 project does not comply with the open space requirement.**
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 project does not comply with the open space requirement.**

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**
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 provided.**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Not Satisfied; the proposed project does not comply with the open space requirement.**
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.

**Satisfied**

**STAFF ANALYSIS:**

**DESIGN REVIEW**

The subject site currently consists of two combined lots one of which is vacant and the other contains an existing one-story structure constructed in 1934 designed by Victor Nellenbogen as a duplex. The applicant is proposing to develop a 5-story, 4-unit residential building.

Overall, staff is very supportive of the modern design vocabulary of the residential development. The style and massing are commensurate in scale and architectural language with the abutting property to the east, built in 2005. The architecture blends in seamlessly with the more contemporary structures that occupy the northeast, southwest and southeast corners of the intersection of 4<sup>th</sup> Street and Jefferson Avenue. The architect has designed an attractive modern apartment building with expansive exterior terraces. The units are townhouse units with a double height living area. The architect has utilized the differentiating interior heights to breakdown the massing of the structure by extending the living areas outside. These exterior recessed balconies in varying sizes and heights articulate the exterior façades of the building and creates a series of voids that help to minimize the street presence of the structure. Also, the spaces are further articulated with the use of horizontal railings and decorative aluminum panels proposed to be finished in a white, baked enamel. The architect designed a screen panel that is a modern interpretation of the brise-soleil breeze blocks commonly found in MiMo buildings. The proposed screens introduce a much needed texture to the design which otherwise predominantly consists of smooth white stucco and glass. Staff does have some concerns regarding the exterior finishes. The applicant is proposing all window, railings, and screens to be in a white, powder-coated or baked enamel finish, which tends to chip and deteriorate as a faster rate. Staff would recommend that, at minimum, the window frames and railings are in an anodized aluminum finish.

The applicant is proposing a diverse landscape scheme for the ground level and on the roof level. This PS zoning districts have an open space requirement that has not been met by the proposed landscape plan. The site must contain 4,198.77 SF (0.6) of green space throughout

the site including the roof. However, the roof must be landscaped 25% of the roof area as part of this regulation. While the applicant has the option to pay into the South Pointe Streetscape Fund in order to comply with the zoning regulations, the roof must comply with the landscape requirement. As such, the roof will need to be modified in order to provide more landscaped areas. Staff would also recommend the proposed landscape facing 4<sup>th</sup> Street be changed to native canopy shade trees. The sidewalk along 4<sup>th</sup> Street is very narrow which prevents trees to be planted the change from palm trees to canopy trees will provide some shade along this street.

Staff's primary design concern pertains to the ground level terraces. The ground level is currently proposed as exterior open porches terraces for the use of the residences at grade elevation with a floor to ceiling clearance of approximately 9'-0" and an overall height of 41'-0". While the applicant does not need to comply with the new Freeboard Ordinance (2016-4009) and Grade Ordinance (2016-4010), staff would recommend the additional 4'-0" in height be utilized on the ground floor to accommodate future road improvements and higher grade elevations. The added height on the ground floor will create a more open, enjoyable space for the residence using the outdoor terraces. In addition to the added height, as proposed, the ground level does not have any openings or articulation besides the lobby doors. Staff will also recommend the design of the ground level facing 4<sup>th</sup> Street be further articulated with the introduction of an added material or texture.

In summary, staff is confident that with further study and refinement the ground floor elevation along 4<sup>th</sup> Street will establish a more successful architectural relationship to the immediate streetscape. The changes to the exterior of the project suggested herein can be easily addressed administratively, as indicated in the recommendation.

**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.

TRM/JGM/LC

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

MEETING DATE: August 2, 2016

FILE NO: DRB0516-0028

PROPERTY: **912-918 4<sup>th</sup> Street**

APPLICANT: TBD Harbor LLC

LEGAL: Lots 3 and 4, Block 82, "Ocean Beach Addition No.3", according to the Plat thereof, as recorded in Plat Book 38, at Page 72 of the Public Records of Miami-Dade County, Florida.

IN RE: The applicants, ARRP Miami LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting Design Review Approval for the construction of a new five-story residential building on two combined lots to replace a one-story structure and vacant parcel.

**ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for Design Review Approval and for one or more variances.

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 a 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 1-5, 9, and 10 in Section 118-251 of the Miami Beach Code.
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted to and reviewed by staff, at a minimum, such drawings shall incorporate the following:
    - a. The ground floor level shall be redesigned to have a greater floor to ceiling height to accommodate the future raising of the sidewalks and roads, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - b. Hardwired speakers shall not be permitted on the roof deck.

- c. All roof top lighting shall be located below the parapet level, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. 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 on all sides, in a manner to be approved by staff.
- e. The recycling and trash system, consisting of separate chutes for trash and recyclables, shall be located in a centralized location that is less visible from view, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. Pavers and concrete banding shall be utilized for the vehicular entry drive, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. All window frames and exterior railings shall be composed of white baked enamel finish. All windows shall consist of clear glass, incorporate the minimum tint required by the energy code, 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 design and details including samples of the proposed exterior parking garage screening 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.
- i. 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.
- j. All overhead utility lines that are adjacent to the subject property shall be placed underground.
- k. 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.
- l. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- m. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and



approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

- 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. The landscape plan along 4<sup>th</sup> Street shall be further developed to incorporate native canopy shade trees. Where canopy trees are within 5' – 10' of sidewalks and roadways, Silva cells or an approved alternative shall be required in order to increase the available rooting area, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - b. At least **25%** of the roof top deck shall constitute of living landscape material in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - c. The remainder of the open space requirement may be fulfilled by payment of an in-lieu-of fee into the South Pointe Streetscape Fund for up to **50%**, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - d. The applicant shall provide a cross section of planters and clarify dimensions. Sufficient depth of soil shall be provided for all proposed roof deck to ensure the proper health and growth of all landscape materials, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - e. All proposed planters shall be built-in planters with irrigation systems in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - f. Sufficient depth of soil shall be provided for all proposed roof deck landscaping to ensure the proper health and growth of all landscape materials, in a manner to be reviewed and approved by staff.
  - g. All landscape areas abutting driveways and parking areas shall be defined by raised curb, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor will be required 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.
- i. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. The applicants shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened 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. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.
- l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for 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. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney. If there is a roadway or right-of-way between parcels, that parcel separated from the remaining development shall not be considered a unified development site and shall not be joined into the covenant in lieu of unity of title or unity of title for the actual unified development site.

- B. The Applicant shall submit a restrictive covenant, running with the land, approved as to form by the city attorney's office and recorded in the public records of the county, limiting the use of each pair of tandem parking spaces to the same unit owner.
- C. 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.
- D. 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.
- E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. 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.
- H. 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.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. 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, entitled "Araya", as prepared by **DN'A Design and Architecture**, dated, signed and sealed June 17, 2016, 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 set forth in this Order. 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 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 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 approval was granted, the application will expire and become null and void, unless the applicant makes an 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. If the Full Building Permit for the project 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 application will expire and become null and void.

In accordance with Chapter 118 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. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

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

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

\_\_\_\_\_

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

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (                      )

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

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