

Design Review Board

TO:

DRB Chairperson and Members

DATE: September 6, 2016

FROM:

Thomas R. Mooney, AICP

Planning Director

SUBJECT:

DRB16-0046 (a.k.a. DRB FILE No. 23107)

3511 Flamingo Drive

The applicants, Sara and Tzvi Bogomilsky, are requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new two-story single family home.

RECOMMENDATION:

Approval of the (1) one-year Extension of Time

LEGAL DESCRIPTION:

Lot 16 of Block 3 of the Flamingo Terrace Subdivision, according to Plat thereof as recorded in Plat Book 10, Page 3 of the Public Records of Miami-Dade County, Florida.

HISTORY:

The application was approved by the Design Review Board on December 2, 2014 subject to the conditions set forth in the "Final Order". The master permit for the new construction (B1601407) was applied for on December 22, 2015. Since that time, the applicant has not yet obtained the required building permit for the reasons set forth in the submitted letter of intent.

Original Approval Date:

December 2, 2014

Order Expiration Date:

June 2, 2016

90 Days:

August 31, 2016

Proposed Expiration Date:

June 2, 2017

THE PROJECT:

Staff recommends the request for an extension of time be approved to ensure that the permitting process commences.

ANALYSIS:

Since the original approval of the application, significant changes to the Single Family Home Land Development Regulations of the Miami Beach Code have been adopted which would alter the construction of this project if it were proposed today. A building permit (B1601407) was applied for on December 22, 2105 prior to the DRB approval, but has yet to obtain approval from the required disciplines—including Planning. Multiple revisions to the building permit plans has led to the Order's time expiration. In light of the delays encountered in permitting the project, it is suggested that the request for an extension of time to ensure that the permitting process consummates would be appropriate.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the request for an extension of time be approved for a period not to exceed one (1) year from the expiration of the original approval as indicated in the Final Order for the project, subject to the conditions enumerated in the attached Draft Order.

TRM/JGM

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DESIGN REVIEW BOARD City of Miami Beach, Florida

MEETING DATE: September 6, 2016

FILE NO: 23087

PROPERTY: 3511 Flamingo Drive

APPLICANTS: Sara and Tzvi Bogomilsky

LEGAL: Lot 16 of Block 3 of the Flamingo Terrace Subdivision, according to Plat

thereof as recorded in Plat Book 10, Page 3 of the Public Records of

Miami-Dade County, Florida.

IN RE: The Application requesting a (1) one-year Extension of Time for a

previously issued Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942

architecturally significant two-story home.

ORDER

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

The applicant submitted information establishing, among other things, that delays were encountered in permitting the project. The foregoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within eighteen (18) months of the original Design Review Approval.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact and the staff report and analysis, which is adopted herein, including the recommendation, that a one (1) year extension of time to obtain a full building permit (which one [1] year period shall run from the expiration date of the original approval, which was on December 2, 2014) is granted for the above-referenced project conditioned upon the following, to which the applicant has agreed:

- 1. A <u>full</u> building permit, not a foundation or shell permit, for the project shall be obtained by June 2, 2017.
- 2. Construction shall commence and continue in accordance with the applicable Building Code.
- 3. This Extension of Time shall run concurrent with any other Extensions of Time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
- 4. 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 Co
- 5. 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.

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 and the Order for the December 2, 2014 approval 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 and the Final Order for the December 2, 2014 meeting. If the Full Building Permit is not issued by June 2, 2017, the Design Review Approval will expire and become null and void. If the Full Building Permit 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 Design Review Approval will expire and become null and void.

Dated this	day of	, 20
		DESIGN REVIEW BOARD THE CITY OF MIAMI BEACH, FLORIDA
))SS DADE) ent was acknowl 20 by City of Miami Be	P:DEBORAH J. TACKETT DESIGN AND PRESERVATION MANAGER FOR THE CHAIR edged before me this day of Deborah J. Tackett, Design and Preservation Manager, each, Florida, a Florida Municipal Corporation, on behalf own to me.
		NOTARY PUBLIC Miami-Dade County, Florida My commission expires:
Approved As To Form: City Attorney's Office:		(
Filed with the Clerk of t	the Design Revie	ew Board on (