

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 5, 2016

FILE NO: 23147 (DRB0416-0026)

PROPERTY: 25-135 North Shore Drive

APPLICANT: Normandy Ventures LLC

LEGAL: See attached Exhibit 'A'

IN RE: The Application for Design Review Approval for a deletion of a condition of the Final Order of a previously issued Design Review Approval. Specifically, to delete the condition requiring Design Review Board review and approval for any future dock or mooring structure proposed within Normandy Waterway canal along the south side of the subject property.

MODIFIED SUPPLEMENTAL 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. 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 consistent with Design Review Criteria in Section 118-251 of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 - 1. All of the original conditions of approval by this Board shall remain in full force and effect under the Final Order dated January 3, 2006 and April 7, 2015 for DRB File No. 23147 except as modified herein:

Condition (C)(1)(a). ~~That any future dock or mooring structure proposed within Normandy Waterway canal along the south side of the subject property, shall be subject to the review and approval of the Design Review Board.~~

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.

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 the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. 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 6th day of July, 2016.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

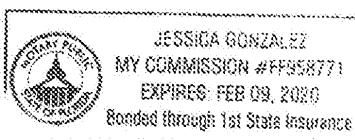
BY 
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of July, 2016 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: 2-9-20

Approved As To Form:
City Attorney's Office:

[Signature] (7/5/16)

Filed with the Clerk of the Design Review Board on [Signature] (7-6-16)

NORMANDY VENTURES, LLC.**EXHIBIT 'A'****LEGAL DESCRIPTION:****PARCEL 1:**

Southeasterly half of Lot 8, Block 57, of NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

That part of Lot 9, in Block 57, of NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the point where the dividing line between Lots 8 and 9 of Block 57 of said subdivision intersects the Northeasterly line of North Shore Drive for the Point of Beginning; thence run in a Southeasterly direction along the Northeasterly line of said North Shore Drive, a distance of 50 feet to a point; thence run in a Northeasterly direction along a line parallel to the Southeasterly line of said Lot 9, a distance of 170 feet more or less, to the Southwesterly shore of Indian Creek; thence run in a Northwesterly direction along the Southwesterly shore of Indian Creek, a distance of 50 feet to the most Northerly corner of the said Lot 9; thence run in a Southwesterly direction along the Northwesterly line of said Lot 9, a distance of 170 feet more or less, to the Northeasterly line of North Shore Drive, which is the point of beginning.

All of the above lying and being in Section 3, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

PARCEL 3:

The Northwesterly one-half (NW 1/2) of Lot 8, Block 57, of NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida.

PARCEL 4:

Part of Lot 9, Block 57, NORMANDY GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the point where the dividing line between Lots 8 and 9 of Block 57 of said subdivision intersects the Northeasterly line of North Shore Drive; thence run in a Southeasterly direction along the Northeasterly line of said North Shore Drive a distance of 50 feet to the Point of Beginning; thence run in a Northeasterly direction along a line parallel to the Southeasterly line of said Lot 9, a distance of 170 feet, more or less, to the Southwesterly shore of Indian Creek; thence run in a Southeasterly direction along the Southwesterly shore of Indian Creek a distance of 50 feet to the most Easterly corner of said Lot 9; thence run in a Southwesterly direction along the Southeasterly line of the said Lot 9, a distance of 170 feet, more or less, to the Northeasterly line of North Shore Drive; thence run in a Northwesterly direction along the Northeasterly line of North Shore Drive a distance of 50 feet to the Point of Beginning.

PARCEL 5:

Northwesterly 100 feet of Southeasterly 303 feet of Tract 8, NORTH ISLE OF NORMANDY, according to the plat thereof, as recorded in Plat Book 40 at Page 36 of the Public Records of Miami-Dade County, Florida and being more specifically described as follows:

Being at a point where the Northeasterly line of North Drive intersects the Southeasterly line of Tract 8, of NORTH ISLE OF NORMANDY, according to the plat thereof, recorded in Plat Book 40, at page 36, of the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeasterly line of North Drive, a distance of 203 feet to the Place of Beginning; thence continue along the Northeasterly line of North Drive 100 feet; thence Northeasterly parallel to the Southeasterly line of Tract 8 of NORTH ISLE OF NORMANDY, a distance of 170 feet to a point on the Northeasterly line of Tract 8; thence Southeasterly along a Northeasterly line of Tract 8, a distance of 100 feet to a point; thence Southwesterly parallel to the Southeasterly line of Tract 8, to the Place of Beginning.

PARCEL 6:

Northwesterly 100 feet of Southeasterly 203 feet of Tract 8, NORTH ISLE OF NORMANDY, according to the Plat thereof, as recorded in Plat Book 40 at Page 36 of the Public Records of Miami-Dade County, Florida and being more specifically described as follows: Begin at the Southwest corner of Tract 8, thence run Northwesterly along the Westerly line

of Tract 8 for 103 feet to a point of beginning; thence continue along the Westerly line of Tract 8 for 100 feet; thence at right angle run Northeasterly 170 feet to a point on the bulkhead; thence run Southeasterly along the bulkhead 100 feet to a point; thence run Southwesterly at right angles 170 feet to a Point of Beginning.

PARCEL 7:

The Southeasterly 103 feet of Tract 8 of North Isle of Normandy, according to the Plat thereof, as recorded in Plat Book 40 at Page 36 of the Public Records of Miami-Dade County, Florida, described as follows: Begin at a point where the Northeasterly line of North Drive intersects the Southeasterly line of Tract 8 and the Northerly line of Normandy waterway of NORTH ISLE OF NORMANDY, according to the Plat thereof, as recorded in Plat Book 40 at Page 36 of the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeasterly line of North Drive a distance of 103 feet to a point; thence Northeasterly parallel to the Southeasterly line of Tract 8 of NORTH ISLE OF NORMANDY a distance of 170 feet to a point located on the Northeasterly line of Tract 8 of NORTH ISLE OF NORMANDY; thence Southeasterly along the Northeasterly line of Tract 8 of NORTH ISLE OF NORMANDY a distance of 53 feet to a point, said point being the beginning of a circular curve; thence in a Southerly and Southwesterly direction along a circular curve having a radius of 50 feet and a central angle of 90 degrees for an arc distance 78.54 feet located on the Southeasterly line of Tract 8 of NORTH ISLE OF NORMANDY; thence Southwesterly along the Southeasterly line of Tract 8 of NORTH ISLE OF NORMANDY a distance of 120 feet to a point of beginning.