

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

FROM: Thomas R. Mooney, AICP 
Planning Director

SUBJECT: DRB16-0069 (fka DRB File No. 22868)
850 Commerce Street

DATE: December 6, 2016

The applicant, Commerce Street Properties LLC, is requesting Design Review Approval for the construction and installation of a new glass storefront system to enclose an existing outdoor terrace and the deletion of the operating conditions from the DRB File No. 22868 Final Order.

RECOMMENDATION:

Approval with conditions

LEGAL DESCRIPTION:

Lots 10-12, Block 51, Ocean Beach Florida Addition No. 3, according to the Plat Thereof, as recorded in Plat Book 2 at Page 81, of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning: CPS-1 (Limited Mixed-Use Commercial)

Future Land Use Designation: CPS-1 (Limited Mixed-Use Commercial)

Lot Size: 9,000 S.F.

Approved Use: Restaurant (210 seats)

LAND USES:

East: Surface parking lot / new development (**Marea DRB18869**)

North: Surface parking lot

South: Alley / new development (**Marea DRB18869**)

West: (1) one-story commercial building

HISTORY:

The application was initially reviewed and approved by the Board on September 6, 2011, subject to the conditions outlined in the Final Order, pursuant to DRB File No. 22868.

An application for modifications to the previous approval, including changes to the hours of operation, an increased seating layout came before the Board on September 4, 2012. Only the modifications for increased seating and the construction of a new canopy structure over the courtyard, including a solid 'green' roof, were approved. On March 04, 2014, the applicants obtained approval for a change in operator and a modified seating layout.

THE PROJECT:

The applicant has submitted plans entitled "850 Commerce Street" as prepared by **STA Architectural Group** signed sealed and dated 10/14/16.

The applicant is proposing façade modifications to an existing one-story building. Specifically, the applicant is seeking exterior alterations to enclose the covered outdoor seating component with a fixed glass storefront system.

The applicant is proposing to most of the operating conditions from the DRB Final Orders dated September 4, 2012 and March 4, 2014:

8. The Applicant agrees to the following operational conditions for all permitted uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment.

a. OPERATIONAL CONDITIONS

- i. ~~The Noise and Operational Conditions below are issued to the Applicant, 850 Commerce Restaurant, LLC ("Operator") as tenant and operator of the proposed restaurant on the property. Any change of the operator shall require review and approval by the Design Review Board as a modification of this approval. Subsequent operators shall be required to appear before the Board, within ninety (90) days of change of operator to affirm their understanding of the conditions listed herein. The Board reserves the right to determine the timing and need for future progress reports for the new operator.~~
- ii. ~~Within ninety (90) days of the issuance of the TCO or CO for the project, the Operator shall make a progress report to the Design Review Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner, to modify the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.~~
- iii. The hours of operations shall be as follows:
Sunday—Thursday:
Inside—11:30 a.m.—1:00 a.m.
Outside—11:30 a.m.—11:00 p.m.
- Friday—Saturday:
Inside—11:30 a.m.—2:00 a.m.
Outside—11:30 a.m.—12:00 a.m.

Operations shall cease no later than 2:00 a.m.

Operations in outdoor or open air areas shall cease no later than 12:00 a.m.

- iv. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- v. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- vi. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that no more than one pick up of garbage per day will be necessary.
- vii. Garbage dumpster covers shall be closed at all times except when in active use.
- viii. Garbage pickups and service deliveries shall not take place between 7PM and 8AM.
- ix. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
- x. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- xi. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter on Commerce Street and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
- xii. The Operator will make best efforts to ensure that patrons wait inside the building ~~or under the fixed canopy and the green roof structure while waiting~~ to be seated and for valet pick-up.
- ~~xiii. When the outdoor courtyard is covered with the green roof containing skylights, fixed canopy and concrete eyebrow (collectively the "green roof structure"), and the sound system is completely installed but before the Business Tax Receipt has been issued, the sound system shall be tested under the supervision of a qualified acoustical consultant acceptable to Planning staff, to ensure that noise generated underneath the green roof structure does not leak up through the green roof structure and that all aspects of the sound system's performance comply with the design intent~~

~~of this application. A final report issued by such acoustical consultant shall be submitted to staff.~~

b. NOISE CONDITIONS

- i. No outdoor bar counters shall be permitted on the premises.
- ii. ~~The Design Review Board (DRB) or the Planning Director shall retain the right to call the owners and/or operators back before the DRB, at the expense of the owners and/or operators, to impose and/or modify the hours of operation, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.~~
- iii. ~~A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.~~
- iv. Exterior speakers, except those required to address Building and Life Safety Code, shall not be attached to the exterior of any building or structure on the property. Small, ground level speakers may be permitted, but only for ambient, background music, which does not interfere with normal conversation.
- v. All music played at the establishment, both inside and outside, shall be limited to ambient, background music.
- vi. ~~The installation plan for the sound system, including the location of all the speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit.~~
- vii. ~~The restaurant shall close the outdoor dining area and the exterior door system on the west elevation of the existing structure, if approved, and turn off the outdoor speakers by 11:00 p.m., Sunday—Thursday, and 12:00 a.m., Friday—Saturday. Neither patrons nor staff shall open the exterior door system or access the outdoor dining area after these times, except for emergencies.~~
- viii. No outdoor live music shall be permitted at any time, inclusive of percussion, musical instrument, or vocal.
- ix. No DJ shall be permitted inside or outside the establishment.

- x. Liquor served outside shall only be served with meals at outdoor tables.
- xi. Entertainment establishments, as well as dance halls, as defined in the Miami Beach City Code, shall be prohibited, and the applicant will not seek permits therefore.
- xii. Commercial use of any rooftop throughout the property shall be prohibited.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, may be inconsistent with the following sections of the City Code:

- As proposed, the project requires 18 parking spaces. Pursuant to Section 130—36 of the City Code, the applicant has proposed to provide those spaces via valet at the parking garage located at 49 Collins Avenue (through a covenant in lieu of unity of title).

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.
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.
Satisfied
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.
Satisfied

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.
Satisfied
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.
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.
Not Applicable
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).
Not Applicable

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.
Not 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.
Not Applicable
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:

The applicant is proposing façade modifications to an existing one-story building. Specifically, the applicant is seeking exterior alterations to enclose the covered outdoor seating component with a fixed glass storefront system. Once enclosed with the glass windows, the original operating conditions that were imposed due to the open-air nature of the outdoor dining area are not necessary. The applicant is proposing to delete most of the operating conditions from the DRB Final Orders dated September 4, 2012 and March 4, 2014. The new glass enclosure will be a fixed system and will eliminate any potential noise spillage to the surrounding area. As such, staff is supportive of the deletion of the operating conditions specifically identified in the 'THE PROJECT' portion of the recommendation from Condition 8 in the DRB Final Order(s).

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

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 6, 2016

FILE NO: DRB File No.22868 (DRB16-0069)

PROPERTY: **850 Commerce Street**

APPLICANT: Commerce Street Properties LLC

LEGAL: Lots 10-12, Block 51, Ocean Beach Florida Addition No. 3, according to the Plat Thereof, as recorded in Plat Book 2 at Page 81, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction and installation of a new glass storefront system to enclose an existing outdoor terrace and the deletion of the operating conditions from the DRB File No. 22868 Final Order.

SUPPLEMENTAL MODIFIED 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 consistent with Design Review Criteria in Section 118-251 of the Miami Beach Code.
- C. The project would be 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 September 4, 2012 and March 4, 2014 and for DRB File No. 22868 except as modified herein:

Condition 8 The Applicant agrees to the following operational conditions for all permitted uses and shall bind itself, lessees, permittees, concessionaires,

renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment.

a. OPERATIONAL CONDITIONS

- ~~i. The Noise and Operational Conditions below are issued to the Applicant, 850 Commerce Restaurant, LLC ("Operator") as tenant and operator of the proposed restaurant on the property. Any change of the operator shall require review and approval by the Design Review Board as a modification of this approval. Subsequent operators shall be required to appear before the Board, within ninety (90) days of change of operator to affirm their understanding of the conditions listed herein. The Board reserves the right to determine the timing and need for future progress reports for the new operator.~~
- ~~ii. Within ninety (90) days of the issuance of the TCO or CO for the project, the Operator shall make a progress report to the Design Review Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner, to modify the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.~~
- iii. The hours of operations shall be as follows:
Sunday—Thursday:
Inside—11:30 a.m.—1:00 a.m.
Outside—11:30 a.m.—11:00 p.m.

Friday—Saturday:
Inside—11:30 a.m.—2:00 a.m.
Outside—11:30 a.m.—12:00 a.m.

Operations shall cease no later than 2:00 a.m.

Operations in outdoor or open air areas shall cease no later than 12:00 a.m.
- iv. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- v. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.

- vi. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that no more than one pick up of garbage per day will be necessary.
- vii. Garbage dumpster covers shall be closed at all times except when in active use.
- viii. Garbage pickups and service deliveries shall not take place between 7PM and 8AM.
- ix. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
- x. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- xi. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter on Commerce Street and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
- xii. The Operator will make best efforts to ensure that patrons wait inside the building ~~or under the fixed canopy and the green roof structure~~ while waiting to be seated and for valet pick-up.
- ~~xiii. When the outdoor courtyard is covered with the green roof containing skylights, fixed canopy and concrete eyebrow (collectively the "green roof structure"), and the sound system is completely installed but before the Business Tax Receipt has been issued, the sound system shall be tested under the supervision of a qualified acoustical consultant acceptable to Planning staff, to ensure that noise generated underneath the green roof structure does not leak up through the green roof structure and that all aspects of the sound system's performance comply with the design intent of this application. A final report issued by such acoustical consultant shall be submitted to staff.~~

b. NOISE CONDITIONS

- i. No outdoor bar counters shall be permitted on the premises.
- ~~ii. The Design Review Board (DRB) or the Planning Director shall retain the right to call the owners and/or operators back before the DRB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this~~

~~condition. This condition vests jurisdiction independent of any other condition hereof.~~

- ~~iii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.~~
 - iv. Exterior speakers, except those required to address Building and Life Safety Code, shall not be attached to the exterior of any building or structure on the property. Small, ground level speakers may be permitted, but only for ambient, back ground music, which does not interfere with normal conversation.
 - v. All music played at the establishment, both inside and outside, shall be limited to ambient, background music.
 - ~~vi. The installation plan for the sound system, including the location of all the speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit.~~
 - ~~vii. The restaurant shall close the outdoor dining area and the exterior door system on the west elevation of the existing structure, if approved, and turn off the outdoor speakers by 11:00 p.m., Sunday — Thursday, and 12:00 a.m., Friday — Saturday. Neither patrons nor staff shall open the exterior door system or access the outdoor dining area after these times, except for emergencies.~~
 - viii. No outdoor live music shall be permitted at any time, inclusive of percussion, musical instrument, or vocal.
 - ix. No DJ shall be permitted inside or outside the establishment.
 - x. Liquor served outside shall only be served with meals at outdoor tables.
 - xi. Entertainment establishments, as well as dance halls, as defined in the Miami Beach City Code, shall be prohibited, and the applicant will not seek permits therefore.
 - xii. Commercial use of any rooftop throughout the property shall be prohibited.
2. 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. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting

(or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.

- b. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project sites, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. Color samples for the glass shall be submitted for the review and approval of staff.
- d. 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.
- e. 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. 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 execute and record a covenant in lieu of unity of title for the required parking spaces to be located at an off-site facility, as may be applicable, in a form acceptable to the City Attorney.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. The Supplemental Modified Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

- E. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
- F. 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.
- G. The Supplemental Modified 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.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. 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 "850 Commerce Street" as prepared by **STA Architectural Group** signed sealed and dated 10/14/16, 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

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

[illegible]

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 _____ (