

MIAMI BEACH


PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: February 06, 2017

FROM: Thomas R. Mooney, AICP
Planning Director 

SUBJECT: DRB FILE No. 23162 (a.k.a. DRB16-0094)
6030 Alton Road

The applicant, 6030 LLC, is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval the construction of a new two-story single family home on the south side (lot 14) of a property containing an existing pre-1942 architecturally significant two-story home to be retained. **(ITEM WAS APPROVED AT THE JUNE 2, 2015 MEETING)**

RECOMMENDATION:

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

LEGAL DESCRIPTION:

Lot 14 of Block 2 of "La Gorce Golf Subdivision", according to the plat thereof filed for record and recorded in Plat Book 14 at Page 16 of the Public Records of Miami-Dade County, Florida.

Lots 15 & S1/2 Lot 16 of Block 2 of "La Gorce Golf Subdivision", according to the plat thereof filed for record and recorded in Plat Book 14 at Page 16 of the Public Records of Miami-Dade County, Florida.

HISTORY:

The design of a new two-story home was approved by the Design Review Board on June 02, 2015 subject to the conditions set forth in the "Final Order".

Original Approval Date: June 02, 2015

Order Expiration Date: December 02, 2016

Proposed Expiration Date: December 02, 2017

THE PROJECT:

The proposed new construction is currently in the building department permit review process. The application and plans for Building Permit No. BR0516-0086 was applied for on 6/3/16 and has been reviewed twice by all of the associated disciplines. Staff recommends the request for an extension of time be approved to ensure that the permitting process commences.

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

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 Code.

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 June 02, 2015 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 June 02, 2015 meeting. If the Full Building Permit is not issued by December 02, 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

BY: JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)
)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by James G. Murphy, Chief of Urban Design, 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 _____ ()

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

MEETING DATE: February 06, 2017

FILE NO: DRB 23166 (a.k.a. DRB16-0094)

PROPERTY: **6030 Alton Road**

APPLICANT: 6030 LLC

LEGAL: Lot 14 of Block 2 of "La Gorce Golf Subdivision", according to the plat thereof filed for record and recorded in Plat Book 14 at Page 16 of the Public Records of Miami-Dade County, Florida.
Lots 15 & S1/2 Lot 16 of Block 2 of "La Gorce Golf Subdivision", according to the plat thereof filed for record and recorded in Plat Book 14 at Page 16 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a (1) one-year Extension of Time for a previously issued Design Review Approval the construction of a new two-story single family home on the south side (lot 14) of a property containing an existing pre-1942 architecturally significant two-story home to be retained

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 02, 2016) is granted for the above-referenced project conditioned upon the following, to which the applicant has agreed:

1. A full building permit, not a foundation or shell permit, for the project shall be obtained by December 02, 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.