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VIA ELECTRONIC MAIL

February 13, 2024

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **Revised Letter of Intent: HPB23-0604** – Request for
Certificate of Appropriateness for Design of Proposed Multi-
Family Building Located at 1709 Jefferson Avenue, Miami Beach,
Florida

Dear Debbie:

This law firm represents Miami Beach Development Group, LLC (the "Applicant") in their application for the proposed development of a 10-unit townhome building located at 1709 Jefferson Avenue ("Property"). Please consider this letter the Applicant's letter of intent in support of a Certificate of Appropriateness for Design of a new, 10-unit townhome building ("Proposed Development").

Property Description. The Property is a non-contributing development site approximately 22,454 square feet (0.52 acres) in size and is located at the northeast corner of 17th Street and Jefferson Avenue. The Property consists of one (1) parcel identified by Miami-Dade County Folio No. 02-3234-007-0400. See Exhibit A, Property Appraiser Summary. The Property is located in the Palm View local Historic District and is zoned RM-1, Residential Multifamily Low Intensity District ("RM-1"), a zoning district allowing a wide range of residential and commercial uses. Currently, the Property operates as a privately-owned parking lot servicing the office tenants located at 1688 Meridian Avenue. Miami-Dade County Public Records show that a 2-story, single-family structure was located on the

property between the years 1940 and 1947 and later demolished.

Palm View Local Historic District. As stated above, the Property is located within the Palm View Local Historic District. The Palm View Local Historic District represents the rapid rate of development in Miami Beach beginning with the City's first major land development period from 1915 to 1926. There are ten (10) architectural styles represented in the Palm View Local Historic District that range from Masonry Vernacular to Mediterranean Revival, through Med/Deco Transitional to Streamline Modern, then evolving into the Post World War II Modern and Garden Apartment styles. The development of the area culminated with the construction of the row of post-World War II apartment buildings on Meridian Avenue. Between the 1920's and 1930's, building forms in the Art Deco style were typically angular and clean, with stepped back facades, symmetrical or asymmetrical massing and strong vertical accenting. The preferred decorative language included geometric patterns.

Between the 1930's and 1940's, Streamline Modern evolved in Miami Beach. Modern transportation and industrial design began to have an even greater impact upon new construction. The streamlined character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Racing stripe banding and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles. Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

After World War II to 1965, the Post War Modern style became prominent in Miami Beach. The Post War Modern style exhibited many elements of its companion style of the period, Post War Deco, but clearly established a path of its own in terms of modern functional simplicity. Essentially the strong design personality of Art Deco, as it evolved over two decades in Miami Beach, significantly gave way to the dictates of function in the Post War Modern seaside resort architecture. Floor plans were commonly reorganized from interior double loaded corridors to "open air" verandas and catwalks on one side or more. Single block massing remained a dominant characteristic, but new functional exterior elements profoundly impacted on design. Symmetrical open staircases became significant exterior design features.

Prior Approval. On February 14, 2023 the HPB approved an application requesting a Certificate of Appropriateness for the construction of a multi-family residential building on an existing surface parking lot. See Exhibit B, HPB Order. We note that this order is still active.

Proposed Development. The Applicant proposes to construct a 10-unit townhome building on the Property that will align with the historical nature of the Palm View Local Historic District and Post War Modern movements. Specifically, the ground floor of the Project will contain a driveway and garaged parking for each unit. The Applicant proposes two (2) buildings, which will include five (5) units each. Each unit is proposed to include five (5) stories with the ground floor including a two (2) car garage in each unit. Floors 2 to 4 of each unit are proposed at 788 square feet. The fifth floor is proposed as an active living area, with an outdoor kitchen. The units are proposed to be a total of 2,771 and 2,816 square feet in size. ("Proposed Development"). The design of the Proposed Development includes stepped-back facades from the low intensity, residential uses to the north, rising upwards towards the more intense, commercial uses to the south. As such, the design of the Proposed Development is in alignment with the Palm View Local Historic District's, Art Deco, Streamline Moderne, and Post War architectural character.

Overall, the Proposed Development highlights architectural styles found in the Palm View Local Historic District and centralizes the massing away from the single-family homes to the north and closer to the commercial use to the south, along 17th Street. The Proposed Development will transform the existing surface parking lot into a thoughtfully designed apartment building that fits well within the context of the neighborhood.

Parking. The Property is located in Parking District No. 1. Properties in Parking District No. 1 must provide one (1) parking space per dwelling unit between 550 SF and 1600 SF, two (2) parking spaces per dwelling unit above 1,600 SF, and 10% of total required spaces for guest parking. Accordingly, the Applicant is required to provide twenty (20) parking spaces and proposes the same, thus meeting the requirement. The Applicant also proposes the required two (2) guest spaces at the east side of the Proposed Development.

Evaluation of Appropriateness. The Proposed Development fits well within the surrounding commercial context and residential context of the area as the massing of the Proposed Development is stacked along 17th Avenue to the south and descends towards the single-family homes to the north. This, in effect, creates a structure that fits seamlessly within the residential homes to the north and the commercial context to the south. The Property is adjacent to the Montclair Lofts, a contemporary, 5-story apartment building located at 1700 Meridian Avenue. Across 17th Street are two Post War apartment buildings – the 5-story Jeffersonian Condominium located at 1698 Jefferson Avenue and the 10-story office building located at 1688 Meridian Avenue, originally designed by Morris Lapidus in 1961. The Proposed Development fits well within the context of the surrounding area as the structure itself draws inspiration from the nearby properties and centralizes its massing to fit within the context of nearby buildings. Overall, the Proposed Development ensures a high-quality development

that respects the residential neighborhood to the north and fits within the commercial context to the south and west.

Variance Request. The Applicant intends to incorporate the Proposed Development into the area in a way that is harmonious with the residential neighborhood immediately to the north. However, the Applicant has encountered a practical difficulty in complying with the requirements in the Resiliency Code. The Applicant is proposing to maintain and add to an existing wall at the northern border of the Property, for the purpose of maintaining privacy for a neighboring single-family home. To accomplish this, the following variance is necessary to move forward with the Project and to comply with requirements within Section 2.8.3 of the Resiliency Code:

1. A variance from Section 7.5.3.2(h)(B) of the Resiliency Code, to permit a wall with metal screening up to a height of 7 feet, 10.25 inches, where a maximum height of a wall shall not exceed seven (7) feet, as measured from grade.

This request satisfies the criteria set forth in the Resiliency Code. As set forth in the Resiliency Code, this request is supported by the following:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

This request is narrow in nature and is the minimum amount of height required to allow the Applicant to provide neighboring property to the north with adequate privacy and allows the Applicant to maintain an existing wall at the Property. Granting of this request will allow the Applicant to accomplish the Proposed Development, with limited disturbance to the levels of privacy currently experienced by the single-family property and neighborhood to the north.

- 2. The special conditions and circumstances do not result from the action of the applicant;**

The Applicant has carefully selected this Property for Proposed Development and seeks to accomplish same with limited disturbance to the surrounding area. The Applicant seeks to add to an existing improvement of the Property. The Applicant makes this request in consideration of its surroundings and the adjacent single-family property.

- 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The Applicant has carefully selected this Property for Proposed Development and seeks to accomplish same with limited disturbance to the surrounding area. The Applicant seeks to add to an existing improvement of the Property. The Applicant makes this request in consideration of its surroundings and the adjacent single-family property.

- 4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

The Property is located in the Palm View local Historic District and is located in the RM-1 district, a zoning district allowing a wide range of residential and commercial uses. Currently, the Property operates as a privately-owned parking lot servicing the office tenants located at 1688 Meridian Avenue. This request is narrow in nature and is the minimum amount of height required to allow the Applicant to maintain the existing wall at the Property and to provide the neighboring property to the north with adequate privacy. Granting of this request will allow the Applicant to accomplish the Proposed Development, with limited interference with the single-family property and neighborhood to the north.

- 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

The Property is located in the Palm View local Historic District and is located in the RM-1 district, a zoning district allowing a wide range of residential and commercial uses. Currently, the Property operates as a privately-owned parking lot servicing the office tenants located at 1688 Meridian Avenue. This request is narrow in nature and is the minimum amount of height required to allow the Applicant to maintain the existing wall at the Property and to provide the neighboring property to the north with adequate privacy. Granting of this request will allow the Applicant to accomplish the Proposed Development, with limited interference with the single-family property and neighborhood to the north.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The Property is located in the Palm View local Historic District and is located in the RM-1 district, a zoning district allowing a wide range of residential and commercial uses. Currently, the Property operates as a privately-owned parking lot servicing the office tenants located at 1688 Meridian Avenue. This request is narrow in nature and is the minimum amount of height required to allow the Applicant to maintain the existing wall at the Property and to provide the neighboring property to the north with adequate privacy. Granting of this request will allow the Applicant to accomplish the Proposed Development, with limited interference with the single-family property and neighborhood to the north.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The Property is located in the Palm View local Historic District and is located in the RM-1 district, a zoning district allowing a wide range of residential and commercial uses. Currently, the Property operates as a privately-owned parking lot servicing the office tenants located at 1688 Meridian Avenue. This request is narrow in nature and is the minimum amount of height required to allow the Applicant to maintain the existing wall at the Property and to provide the neighboring property to the north with adequate privacy. Granting of this request will allow the Applicant to accomplish the Proposed Development, with limited interference with the single-family property and neighborhood to the north.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code, as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for demolition, if any, will be provided at permit.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All new windows will be hurricane proof impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Where feasible, passive cooling systems will be provided.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Resiliency Code.

Resilient, Florida-friendly landscaping will be provided.

(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The Applicant has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.

The proposed design, including ground floor, driveways, and garage ramping will be adaptable to the raising of public rights-of-way and adjacent land, and will provide sufficient height and space to ensure that entry ways and exits can be modified.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Where feasible, new construction will be elevated up to base floor elevation, plus Freeboard. The Applicant is proposing the finish floor at eight (8) feet NGVD with the full five (5) feet of freeboard.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Habitable space will be located above base flood elevation plus Freeboard.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

Stormwater retention systems will be provided where feasible.

(11) Cool pavement material or porous pavement materials shall be utilized.

Cool pavement material and porous pavement materials will be utilized.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Project design will minimize the potential for heat island effects on site with ample and lush greenspace and landscaping, and opportunities for non-air conditioned commercial space. The proposed facade will also serve to keep the internal temperature of the building cooler.

Conclusion. Overall, the Proposed Development will transform a surface parking lot into a thoughtfully designed, apartment building that will evoke interest from the streetscape and reinvigorate the surrounding area. The Proposed Development and accompanying Building Height Variance meet the intent of the Code in all respects and improves resilience of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6236.

Sincerely,



Michael Larkin



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 02/04/2024

PROPERTY INFORMATION			
Folio	02-3234-007-0400		
Property Address	1719 JEFFERSON AVE MIAMI BEACH, FL 33139-2445		
Owner	MIAMI BEACH DEVELOPMENT GROUP LLC		
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160		
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A		
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT		
Beds / Baths /Half	0 / 0 / 0		
Floors	0		
Living Units	0		
Actual Area	0 Sq.Ft		
Living Area	0 Sq.Ft		
Adjusted Area	0 Sq.Ft		
Lot Size	22,500 Sq.Ft		
Year Built	0		
ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$4,950,000	\$4,455,000	\$1,650,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$33,970	\$34,400	\$34,830
Market Value	\$4,983,970	\$4,489,400	\$1,684,830
Assessed Value	\$4,938,340	\$4,489,400	\$1,684,830
BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$45,630	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			
SHORT LEGAL DESCRIPTION			
GOLF COURSE SUB AMD PL PB 6-26			
LOTS 17 THRU 19 BLK 21			
LOT SIZE 150.000 X 150			
OR 19027-4944 0300 2 (3)			
COC 22781-0366 10 2004 6			



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,938,340	\$4,489,400	\$1,684,830
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,983,970	\$4,489,400	\$1,684,830
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,938,340	\$4,489,400	\$1,684,830
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,938,340	\$4,489,400	\$1,684,830

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/17/2023	\$4,350,000	34006-2771	Qual by exam of deed
08/26/2021	\$49,500,000	32711-0107	Qual on DOS, multi-parcel sale
07/14/2016	\$48,750,000	30158-2137	Qual on DOS, multi-parcel sale
10/01/2004	\$19,550,000	22781-0366	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: February 14, 2023

PROPERTY/FOLIO: 1709 Jefferson Avenue / 02-3234-007-0400

FILE NO: HPB22-0543

APPLICANT: 1688 Property Owner LLC

IN RE: An application has been filed requesting a Certificate of Appropriateness for the construction of a multi-family residential building on an existing surface parking lot.

LEGAL: Lots 17 thru 19, Block 21, of the Golf Course Amended Plat, according to the plat thereof, as recorded in Plat Book 6, Page 26, of the public records of Miami-Dade County, Florida.

ORDER

The City of Miami Beach Historic Preservation 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. Certificate of Appropriateness

- A. The subject site is located within the Palm View Local Historic District.
- 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:
 - 1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 - 4. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

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- a. The design of the north and east portions of the project shall be consistent with "Exhibit A", dated February 10, 2023 submitted during the public hearing on February 14, 2023, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The property wall located along the north side shall be increased to a height of 6'-0", in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. 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 Certificate of Appropriateness 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 elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 142-155(a)(3)(f)(1) of the City Code, the request pertaining to a reduction of 2'-0" of the minimum height of the ground floor parking area, is hereby waived.
 3. 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. All landscape shall be a natural material, artificial landscape shall not be permitted, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Two (2) oak trees with a height of approximately 25'-0" at time of planting, shall be introduced along the north side of the property, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.
 - d. The project design shall minimize the potential for a project causing a heat island effect on site.
 - e. Cool pavement materials or porous pavement materials shall be utilized, if applicable.

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In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. No variances have been requested as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. 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.
- E. 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.
- 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.

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- 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.
- K. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 amended and adopted by the Board, that the application 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 **"The Morris Residences", as prepared by Berenblum Busch Architects, dated December 13, 2022 and "Exhibit A", as prepared by Berenblum Busch Architects, dated February 10, 2023**, as approved by the Historic Preservation 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

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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.

2/15/2023 | 10:10 AM EST

Dated this _____ day of _____, 20____.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
 DEBORAH TACKETT
 HISTORIC PRESERVATION & ARCHITECTURE OFFICER
 FOR THE CHAIR

DocuSigned by:

Deborah Tackett

8BE91044165943C

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

The foregoing instrument was acknowledged before me this 15 day of February 2023 by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



Miriam Teresa Herrera
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 12-16-23

DocuSigned by:

Approved As To Form: *Steven Rothstein*
 City Attorney's Office: _____

E8B54D68BD7D409

(2/15/2023) 10:09 AM EST

DocuSigned by:

Filed with the Clerk of the Historic Preservation Board on *Jessica Gonzalez* (2/15/2023 |) 10:43 AM ES

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