

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: May 02, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB17-0126
6930 Collins Avenue – Extension of Time

The applicant, Golden Miles Shoppe Inc., is requesting a (1) one-year Extension of Time for a previously issued Design Review Approval for the construction of a new three-story addition to an existing one-story commercial building. Item was originally approved at the November 03, 2015 DRB meeting.

RECOMMENDATION:

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

LEGAL DESCRIPTION:

Lot 11-12 of Block D of the "Corrected Plat of Atlantic Height", According to the Plat Thereof, as Recorded in Plat Book 9, Page 14, of the Public Records of Miami-Dade County, Florida.

HISTORY:

The application was approved by the Design Review Board on November 03, 2015 subject to the conditions set forth in the "Final Order". Since then, the applicant has not yet obtained the required building permit for the reasons set forth in the submitted letter of intent.

Original Approval Date: November 03, 2015

Order Expiration Date: May 03, 2017

Proposed Expiration Date: May 03, 2018

THE PROJECT:

The proposed new construction is currently in the building department permit review process. The application and plans for Building Permit No. BC0816-1438 was applied for on 8/15/16 and has been reviewed by all of the associated disciplines. Staff recommends the approval of the extension of time in order to ensure the completion of the permitting process.

STAFF ANALYSIS:

The permitting process for the project has not yet been finalized. The applicant expects to obtain all necessary permits and begin construction within the period of extension. Staff recommends the request for an extension of time be approved to ensure that the permitting process is completed.

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/FSC

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DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 02, 2017

FILE NO: DRB 23207 (a.k.a. DRB17-0126)

PROPERTY: **6930 Collins Avenue**

APPLICANT: Golden Miles Shoppe Inc

LEGAL: Lot 11-12 of Block D of the "Corrected Plat of Atlantic Height", According to the Plat Thereof, as Recorded in Plat Book 9, Page 14, 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 for the construction of a new three-story addition to an existing one-story commercial building. Item was originally approved at the November 03, 2015 DRB meeting.

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 May 03, 2017) 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 May 03, 2018.
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 Code.

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