

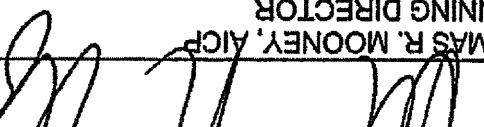
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Meeting Date: July 8, 2014

Appropriate will expire and become null and void. If the Full Building Permit for the project continuing, with required inspections, in accordance with the applicable Building Code, the Certificate of Appropriateness will expire and become null and void.

In accordance with Section 11B-561 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 Certificate of Appropriateness to revocation.

APPROPRIATENESS. 14th day of JULY 20 14

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
THOMAS R. MOONEY, ACP
PLANNING DIRECTOR

FOR THE CHAIR

APPROPRIATENESS OF THIS DEVELOPMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
) SS
The foregoing instrument was acknowledged before me this 14th day of February, 2007, by Thomas R. Moorey, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.
TESTES PUBLICI
I, _____, a Notary Public in and for the State of Florida, do hereby certify that I am a Notary Public in and for the State of Florida, my commission expires: 12-17-14
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____
12-17-14
12-17-14
Filed with the Clerk of the Historic Preservation Board on 3-14-14
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2. 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.
3. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

6. Nothing in this order authorizes a violation of the City Code or other applicable law, nor

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following conditions are met:

1. 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 rooftop mechanical equipment shall be reduced to the greatest extent possible, and the applicant shall explore relocating some of the equipment to the roof of the historic building or the roof of this proposed second level.

	Final details of all proposed structures and associated details shall be submitted in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Ordinance and/or the decision from the Board.	
c	Final details of all proposed structures on the project site, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Ordinance and/or the decision from the Board. All other features, including, but not limited to, signs, lighting, partitions, and check-out counters, shall be submitted in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Ordinance and/or the decision from the Board.	
e	The final design and details of all exterior and interior lighting shall be provided, transparent fixtures for display purposes only).	h

Applicants shall be required to submit the following information with their applications for a permit to install a new building or structure on a lot:

1. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.
2. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.
3. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.
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8. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.
9. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.
10. A site plan showing the location of the building or structure on the lot, and the location of any existing buildings or structures on the lot.

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RE: The application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story commercial building including the construction of a new 3-story ground level addition.

The applicant, Miami Beach L.L.C., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, which are set forth below for this matter:

The subject structure is classified as "Contributing" in the Miami Historic Databases and is located within the Fleming Park Historic District and the National Register Architectural District.

Based on the plans and documents submitted with the application, history and information provided by the applicant, and the reasons set forth in the Planning Department Staff report, the project is consistent with the Certificate of Appropriateness Criteria in Section 17-06(4)(g) of the Miami Beach Code, is not inconsistent with the Certificate of Appropriateness Criteria "v, w, x, y, & z" in Section 17-06(4)(g) of the Miami Beach Code, is not inconsistent with the Certificate of Appropriateness Criteria "v, w, x, y, & z" in Section 17-06(4)(g) of the Miami Beach Code, and is consistent with the Miami Beach Code.

The project would be consistent with the criteria and requirements of section 17-06.4 if the