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VIA ELECTRONIC & HARD COPY SUBMITTAL

February 4, 2024

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB23-0956** – Design Review Approval for the Property Located at 1901 Alton Road, Miami Beach, Florida

Dear Mr. Belush:

This law firm represents 1901 Alton Property LLC and Wells Fargo Bank (collectively the "Applicant"), regarding the redevelopment of the property located at 1901 Alton Road (the "Property") within the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in support of an application for design review approval in order to develop an innovative commercial project on the site with associated waivers. The instant application is very similar to that approved under DRB File No. 23119 in 2015. See Exhibit A, DRB 23119 Recorded Order.

Property Description. The Property is located at the intersection of Alton Road and 19 Street. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3234-001-0030. See Exhibit B, Property Appraiser Summary Report. According to the survey, included in the application materials, the lot area is approximately 55,377 square feet in size. The Property is developed with a single story bank building and accessory surface parking lot constructed in 1986.

The Property is not located within a historic district and there are no historic resources on the land. Additionally,

the Property is zoned Commercial Low Intensity (CD-1) under the City's land development regulations.

Figure 1, Aerial

Proposed Development. The Applicant proposes to develop the Property with an innovative commercial building and associated structured parking (the "Project"). The estimated cost of the Project is $39,800,000. The Applicant's goal for this urban infill project, is to make more productive uses of the Property. The Modern-style of architecture is both aesthetic and functional. The Applicant seeks to locate bank and retail uses on the first floor, addressing active frontages both Alton Road and 19 Street Road. The classic columns provide relief of the overall massing and create vertical interest between the horizontal glass of the retail floor and the screening of the parking levels. It is currently anticipated that the uses will be retail/service in nature, which would result in a total retail floor area of 53,391 square feet. The proposed gross square footage of new construction is just over 200,000 square feet.

Retail and bank uses will be located on the first level and mezzanine level. The next two levels and rooftop will be devoted to parking. Care has been taken in the design to orient the activity in the building toward 19 Street and Alton Road, and away from the residential uses to the north and east. The building has been designed to create larger pedestrian areas along both streets.

The Project includes 271 parking spaces within the building envelope, which is 106 more spaces than is required for the proposed uses. Parking is proposed to be a "self-parking" operation for patrons of the new businesses. The building screens the parking level with intricate screens and landscaping. The greenery will soften the glazing of the retail level below.

Long Frontage Standard. The Project complies with the CD-1 Land Development Regulations provided in the City's Resiliency Code (the "Code"). Section 7.1.2.2.e.ii.2 of the Code, includes additional regulations for new construction with nonresidential uses on the ground floor on frontages with a width greater than 150 feet ("Long Frontage Standards"). The Project complies with the Long Frontage Standards to the greatest extent possible. Additionally, the Long Frontage Standards did not apply with the Project was originally approved in 2015, and the Applicant's intent is to be as consistent with the 2015 approval as possible. Due to the irregular shape of the lot, multiple frontages, and existing and proposed street elevations, full compliance with the Long Frontage Standards is unfeasible and incompatible on both frontages.

The Project complies with the Long Frontage Standards, as follows:

- The "circulation zone" shall be fully illuminated, consistent with the city's street and sidewalk lighting requirements and subject to the review and approval of the public works director.
- The design of the circulation zone shall be consistent with the city's public sidewalk requirements.
- The circulation zone may be constructed in areas of the public right-of-way and required yards that are in front of a building facade.
- The circulation zone shall remain free from obstructions created by landscaping, signage, utilities, stairs, ramping, handrails, and lighting fixtures.
- Pedestrians shall have 24-hour access to the circulation zone.
- An easement providing for perpetual public access shall be provided to the city for portions of the circulation zone that are constructed within the setback area on private property.
- Street trees shall be planted within the landscape transition area in raised planters or stabilized planting areas that at a minimum match the elevation of the circulation zone.
- Where the landscape transition area is adjacent to on-street parking, access steps shall be provided between parking spaces so that each parking space has access

to the circulation zone generally from either the front end or rear end of the vehicle. Steps shall be no wider than 36 inches, not included handrails.

- Handrails shall only be permitted for access steps to on-street parking.
- Street and pedestrian lighting fixtures shall be located within the landscape transition area.
- The circulation zone may encroach into the landscape transition area in order to meet adjacent sidewalks and street crossings. The encroachment shall be the minimum necessary to comply with the requirements for and shall comply with the requirements of parallel transition areas.
- Notwithstanding the standards above, public transit stops and valet parking stands, may be located within the landscape transition area. In the event of a conflict, the provisions in this section shall be superseded by any requirement in the city Code, Miami-Dade County Code, or state law that is applicable to public transit stops or valet parking stands.
- The building's ground floor facade, parking areas, and loading areas shall be set back a minimum of 15 feet from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape transition areas in cases where the public right-of-way is not sufficiently wide. If the underlying zoning regulations require a larger setback, the larger setback shall be required.
- Where a development has more than one frontage, driveways should be located facing the street with the lowest traffic volumes.
- The number of driveways should be minimized to the greatest extent possible.
- Where the circulation zone passes through a driveway, the surface shall be fully horizontal in a direction perpendicular to the facade of a building, so as to provide a safe and comfortable pedestrian environment.
- Mountable curbs shall be utilized, where feasible.
- The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation. Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas, unless adequate space exists on the exterior.
- Except where there are doors, facades shall have a knee wall with a minimum height of 2 feet, 6 inches above the future crown of road elevation. Such knee walls shall include any required flood barrier protection. The planning director or designee may waive this knee wall requirement if the applicant can substantiate that the proposed glass storefront system satisfies all applicable Florida Building Code requirements for flood barrier protection.
- Ground floors, walls system, partitions and doors shall utilize water flood damage resistant materials in accordance with all applicable Florida Building Code, FEMA

regulations and American Society of Civil Engineer (ASCE) - Flood Resistant Design and Construction Standard, for a minimum of the first 2 feet, 6 inches above the ground floor elevation.

- Flood panels for doorways shall be permanently stored adjacent to all doorways, except when in use.

The Applicant is seeking a waiver of the Long Frontage Standards, as follows:

- Circulation zone. The sidewalk shall contain a "circulation zone" with a minimum dimension of 10 feet wide.
    - On 19 Street, a five (5) foot wide circulation zone is provided and on Alton Road a nine (9) foot wide circulation zone is provided.
- The circulation zone shall include a minimum 5-foot wide "clear pedestrian path," free from obstructions, including, but not limited to, outdoor cafés, sidewalk cafés, handrails, and door swings. The clear pedestrian path shall be delineated by in-ground markers that are flush with the path, including differing pavement tones, differing pavement type, or by another method approved by the planning director.
    - There may be certain obstructions in the circulation zone, such as street lights or utilities. However, the circulation zone provided will be clear of any outdoor cafés, handrails, or door openings.
- The parallel transition areas shall not contain steps, switchback ramps, or handrails.
- The parallel transition areas shall be of the minimum length necessary so as to not require the use of steps, switchback ramps, and handrails between the higher future crown of road elevation and the lower level sidewalk, pedestrian crossing, or driveway elevation.
    - The Project provides necessary steps and ramps adjacent to the property line. The steps and ramps are necessary for the change in elevations between the existing street and proposed finished floor.
- The landscape transition area shall be predominantly landscaped, except where there are access steps, lighting fixtures, pedestrian crossings, or driveways.
- The landscape transition area shall have a minimum width of 5 feet.
    - There is insufficient space to provide landscape transition area. The Project complies with the minimum required setbacks and will be improving the pedestrian experience with landscaping, lighting, and new sidewalks.

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

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

A recycling or salvage plan for the partial demolition of the existing structure 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 126 of the City 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-ways 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 designs will be adaptable to the raising of public rights-of-ways and adjacent land.

(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 for the new construction will be 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.

New construction will be elevated up to base floor elevation, plus Freeboard. The proposed new homes will feature beautifully designed understories.

(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 will minimize the potential for heat island effects on site with interior parking, cooler and more efficient mechanical and a/c systems, as well as ample and lush greenspace and landscaping.

Conclusion. Approval of the Application will permit urban infill and allow additional neighborhood serving uses within the centralized commercial district of the City. All parking and operations will be internalized and shielded from the abutting multi-family units. The beautiful design is functional for the proposed uses, but also adds interest and variety to this commercial area.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this Application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

Enclosures

cc: Marisa Galbut
Emily K. Balter, Esq.

EXHIBIT A

CFN 2015R0479860
OR BK 29712 Pgs 1968-1975 (8Pgs)
RECORDED 07/27/2015 09:15:03
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH

(Signature of Planning Director or Designee) 6/8/15 (Date)

Personally known to me or Produced ID: _____

Waldhys J. Rodoli
Notary Public, State of Florida at Large
Printed Name: Waldhys J. Rodoli
My Commission Expires: (Seal)

This document contains 8 pages.

NOTARY PUBLIC STATE OF FLORIDA
WALDHYS J. RODOLI
MY COMMISSION #FF039521
EXPIRES: JUL 24, 2017
Bonded through 1st State Insurance

MEETING DATE: June 02, 2015

FILE NO: 23119

PROPERTY: **1901 Alton Road**

APPLICANT: Wells Fargo Bank

LEGAL: Lots 4 through 10, inclusive, of "Resubdivision of Block 11-A, of Island View Addition", according to the Plat thereof, as recorded in Plat Book 40, page 12 of the public records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story commercial building with accessory parking, including a variance to exceed the maximum building height, to replace a two-story bank. This project is proposed to take place in two phases as a phased development project.

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 Approval

A. 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 inconsistent with Design Review Criteria 1-5, 12 and 15 in Section 118-251 of the Miami Beach Code.

B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:

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1. The application shall obtain approval for a Conditional Use Permit (CUP) from the Planning Board (PB File No. 2215) and shall be subject to all conditions imposed therein.

2. The project may take place in two phases as a phased development project in accordance with the following phasing schedule:

   Phase I This phase includes the construction of the Phase 1 scope which includes the construction of the new bank branch in the northwest corner of the site along Alton Road. A full building permit for the Phase I improvements shall be issued within eighteen (18) months of the Board's approval; and

   Phase II This phase includes the demolition of the existing one-story bank and the construction of the remainder of the structure. A full building permit for the Phase II improvements shall be issued within twelve (12) months of the issuance of the final certificate of occupancy for the Phase I improvements.

   The final certificate of occupancy for Phase I shall not be issued until the existing structure has been demolished and construction of Phase II has commenced.

3. Revised site plan, floor plan and elevation drawings shall be submitted to be approved by staff, at a minimum, such drawings shall include the following.

   a. The final design and details, including samples, of the proposed exterior screens shall be provided. The white metal screen shall be designed, arranged and installed in a manner as to maximize transparency and allow visibility to the plants and planters installed behind said screen, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board

   b. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

   c. 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 or way or adjacent properties shall be permitted.

   d. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of 10'-0" from the walls of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.

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e. The 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 Design Review Criteria and/or the directions from the Board.

f. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. All kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.

h. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall screened from view on all sides, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

i. The rooftop light poles located along the perimeter of the building edge shall be eliminated or replaced with a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All rooftop light poles shall be limited to a maximum height of 10'-0". All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

j. Pavers and concrete banding shall be utilized for the entire entry drive and loading area, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

k. The internal garage lighting shall be shielded to inhibit direct views of all internal light sources.

l. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.

m. A high quality finish for the loading area roll-down door shall be required; the location of all housing, as well as the dimensions of the door shall be subject to the review and approval of staff.

n. All electrical conduits, interior lighting elements and sprinkler lines and sprinkler heads located within the proposed parking garage levels shall be contained within the concrete structure of the building and shall not be surface mounted wherever visible from the public right of way or wherever they may otherwise have an adverse aesthetic impact upon the design integrity the structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

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o. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

p. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.

q. 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.

r. 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.

4. 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. The applicant shall install 6 city-wide standard bicycle racks at the southwest corner of the property within the city-owned land at the corner of Alton Road and 19 Street. An additional 6 city-wide standard bicycle racks shall be installed at the northwest corner of the property as depicted in the submitted plans. All racks shall be subject to review and approval of FDOT and the Public Works and Planning Department, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

b. Any existing canopy shade tree(s) on site with a caliper size of 4" of greater being impacted by the construction shall be carefully root pruned, protected and/or relocated. This shall not apply to prohibited tree species. A Tree Disposition Plan shall be provided for Planning staff review and approval prior to the issuance of a Building Permit.

c. The applicant shall explore retaining the existing landscaping located along the northern property line to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The design of the exterior seating and landscaping area located on the corner of Alton Road and 19th Street shall be subject to the approval of the Public Works Department and shall be subject to a maintenance agreement with the City.

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e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.

f. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

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. A variance to exceed by 3'-0" the maximum permitted building height of 40'-0" in order to construct a new four-story building up to 43'-0" in height as measured from Base Flood Elevation of +8.00 NGVD.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), of the City Code:

That 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;

That the special conditions and circumstances do not result from the action of the

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applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

C. The Board hereby approves the variance requested herein and imposes the following conditions based on its authority in Section 118-354 of the City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

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. *Design Review Approval* and 'II. *Variances'* noted above.

A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

B. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, 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 Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

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E. 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.

F. 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.

G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

H. 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.

I. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

J. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy

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 approved by the Design Review Board, as determined by staff, entitled "1901 Alton Road", as prepared by **Oppenheim Architecture** and **Antunovich Associates**, dated April 21, 2015 and revised landscape plans prepared by **Urban Robot**, and eight revised landscape plans submitted at the June 02, 2105 DRB meeting, modified in accordance with the conditions set forth in this Order and staff review and approval.

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 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.

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If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes 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. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. 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 5th day of June, 20 15.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 5th day of JUNE 20 15 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.

STEVEN GREENE
MY COMMISSION EXPIRES
JUL 26, 2017
#FF039517
Bonded through 1st State Insurance
NOTARY PUBLIC STATE OF FLORIDA

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 26, 2017

Approved As To Form:
City Attorney's Office: _____ (6/5/2015)

Filed with the Clerk of the Design Review Board on _____ (6/5/15)

F:\PLAN\$DRB\DRB15\06-02-2015\JUN Final Orders\DRB 23119 1901 Alton Rd.JUN15.fo.docx

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ day of JUL 27 2015, A.D. 20_____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, Circuit and County Courts
By _____ D.C.
JOHN BULL #301085

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

EXHIBIT B

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/27/2023

PROPERTY INFORMATION

Folio	02-3234-001-0030
Property Address	1901 ALTON RD MIAMI BEACH, FL 33139-1506
Owner	WELLS FARGO BANK
Mailing Address	1901 ALTON RD MIAMI BEACH, FL 33139
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2313 FINANCIAL INSTITUTION : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	6,654 Sq.Ft
Lot Size	58,511 Sq.Ft
Year Built	1986

ASSESSMENT INFORMATION

Year	2023	2022	2021
Land Value	$13,164,975	$13,164,975	$13,164,975
Building Value	$10,000	$10,000	$10,000
Extra Feature Value	$0	$0	$0
Market Value	$13,174,975	$13,174,975	$13,174,975
Assessed Value	$13,174,975	$13,174,975	$13,131,943

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction			$43,032

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

ISLAND VIEW ADDN RE-SUB PB 40-12
LOTS 4 THRU 10 LESS DESC BEG
NW COR OF LOT 11 S15.29FT
N 32 DEG W 27.32FT S 48 DEG E
13.10FT N 65 DEG E 4.10FT

TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$13,174,975	$13,174,975	$13,131,943
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$13,174,975	$13,174,975	$13,174,975
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$13,174,975	$13,174,975	$13,131,943
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$13,174,975	$13,174,975	$13,131,943

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/11/2011	$0	27686-3558	Corrective, tax or QCD; min consideration
07/01/1998	$1,559,300	18197-2696	Other disqualified
04/01/1985	$1,500,000	12467-2054	Deeds that include more than one parcel
02/01/1985	$1,127,400	12442-0317	Deeds that include more than one parcel

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