

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 13, 2014; October 21, 2025

FILE NO: HPB24-0616 a.k.a. 7434

PROPERTY: 1620 Drexel Avenue

LEGAL: Lot 1, Block 52 of the Alton Beach Realty Company 2nd Commercial Subdivision, according to the plat thereof, as recorded in Plat Book 6 at page 33 of the public records of Miami-Dade County, Florida.

FOLIOS: 02-3234-003-0070 &
02-3234-003-0075

MODIFIED ORDER

On May 13, 2014, the applicant, Miami Beach Community Church, Inc., filed an application with the City of Miami Beach Planning Department for received a Certificate of Appropriateness from the Historic Preservation Board, for the construction of a new 2-story commercial building with active roof deck, including the demolition of the existing raised terrace located at the north elevation facing Lincoln Road, the demolition of the existing site wall, and partial demolition of the existing 2-story building located along Drexel Avenue.

The applicant, Maizon Miami LLC., filed an application with the City of Miami Beach Planning Department for modifications to the previously issued Certificate of Appropriateness for the construction of a new 2-story commercial building with an active roof deck. Specifically, the applicant requested approval for a new roof deck design inclusive of canopy structures and an outdoor bar counter, including a variance from the required hours of operation for the outdoor bar counter, and to modify the conditions of the Final 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:

Underlining denotes new language and strikethrough denotes stricken language from the previous Order.

I. Certificate of Appropriateness

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- B. Based on the modified plans and documents submitted with the latest application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section ~~118-564(a)(1)~~ 2.13.7.d.2 of the Miami Beach Code, is ~~not~~ consistent with Certificate of Appropriateness Criteria 'b', 'c' & 'd' in Section ~~118-564(a)(2)~~ 2.13.7.d.2.2 of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' & 'g' "III" in Section 118-

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Page 2 of 6

HPB24-0616 a.k.a. HPB File No. 7424, 1620 Drexel Ave

Meeting Date: October 21st, 2025; May 13, 2014

~~564(a)(3) 2.13.7.d.2.2.b of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.~~

- C. The project would be consistent with the criteria and requirements of section ~~118-564 2.13.7~~ if the 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 applicant shall enter into an escrow agreement subject to the approval of the Planning Director and the City Attorney that provides for the restoration of all buildings on the site, prior to the issuance of a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy.
 - b. An additional pair of windows shall be introduced at the second level of the west elevation, 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. The proposed rooftop structures including the back-of-house structure and mechanical equipment enclosure shall be minimized to the greatest extent possible, and the applicant shall explore relocating these structures westward, 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. The proposed bronze storefront frames shall be a light or medium bronze color, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. Final details of all exterior surface finishes and materials shall be required, including samples, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. 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 Certificate of Appropriateness 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 historic district.
 - g. 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.

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Page 3 of 6

HPB24-0616 a.k.a. HPB File No. 7424, 1620 Drexel Ave

Meeting Date: October 21st, 2025; May 13, 2014

- h. Final design and details of the proposed retractable canopy structure 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. Any lighting, fans, speakers, conduit etc. shall be integrated within the canopy frame and shall not protrude with the exception of fans.
- i. The required two off-street loading spaces shall be waived and provided in the commercial freight zones along Drexel Avenue, 16th Street, or Pennsylvania Ave, in a manner to be reviewed and approved by the Parking Department and staff consistent with the Certificate of Appropriateness Criteria and/or directions from the Board.
2. 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. Any existing street trees proposed to be removed shall be replaced with canopy shade trees, 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. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, 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. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
- d. 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. Right-of-way areas shall also be incorporated as part of the irrigation system.
- e. FPL transformers or vault rooms, backflow preventers and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The Applicant agrees to the following operational conditions for any and all permitted main and accessory uses and shall bind itself, lessees, permittees,

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Page 4 of 6

HPB24-0616 a.k.a. HPB File No. 7424, 1620 Drexel Ave

Meeting Date: October 21st, 2025; May 13, 2014

concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational requirements and/or limitations.

a. ROOFTOP CONDITIONS

- i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
- ii. All rooftop facilities shall cease operation at ~~12am~~ 2:00 a.m. Sunday through ~~Thursday~~ and at ~~1am~~ on Friday and Saturday.
- iii. The establishment for which the subject variance has been granted shall operate as a restaurant, with full kitchen facilities, and serving meals at all times the establishment is open. At no time shall the establishment operate as a stand-alone bar or drinking establishment.

In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, 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 magistrate appointed by the City Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variances which were either approved, approved with modifications or denied by the Board:

The following variances were approved by the Board:

1. A variance to exceed the permitted hours of operation for an accessory outdoor bar counter until 2:00 a.m.

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. 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.
- B. 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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Page 5 of 6

HPB24-0616 a.k.a. HPB File No. 7424, 1620 Drexel Ave

Meeting Date: October 21st, 2025; May 13, 2014

- C. 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.
- D. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- E. 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.
- F. The "Declaration of Restrictive Covenants in Lieu of Unity of Title", executed on 10/6/2021, and recorded in the Official Record Book 32813, Page 4036 of the Public Records of Miami-Dade County, shall be updated to reflect the modifications approved as part of this application, including but not limited to the addition of the new folio number, prior to the issuance of a building permit for the modifications approved herein.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in ~~paragraph G~~ Paragraph I, II, and III of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "1620 Drexel Ave", as prepared by Touzet Studio Design & Architecture, dated April 08, 2014, and as modified by the plans entitled "Meduza 1620 Drexel Avenue Miami Beach, FL 33146", as prepared by STA Architectural Group, dated August 24, 2025.

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 Final 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 Final Order, have been met.

The issuance of this Certificate of Appropriateness 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 Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project

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Page 6 of 6
HPB24-0616 a.k.a. HPB File No. 7424, 1620 Drexel Ave
Meeting Date: October 21st, 2025; May 13, 2014

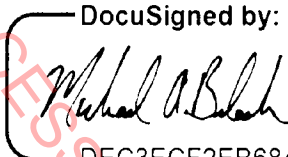
should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with ~~Section 118-564~~ of the ~~City Code~~ Chapter 2 of the Land Development Regulations, 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 this Certificate of Appropriateness to ~~Section 118-564, City Code Chapter 2 of the Land Development Regulations~~, for revocation or modification of the Certificate of Appropriateness.

Dated 1/5/2026 | 11:55 AM EST

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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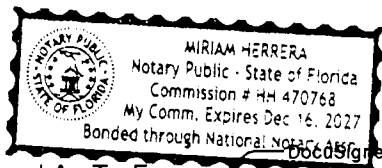


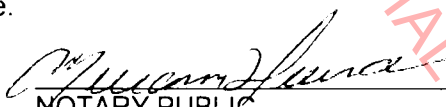
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Michael A. Belush, AICP
Planning & Design Officer
For the Chair

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

The foregoing instrument was acknowledged before me this 6 day of January 2026 by Michael A. Belush, Planning & Design Officer, 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: 12-16-27

Approved As To Form:
City Attorney's Office: Nickalleg (12/19/2025 | 5:28 PM EST)

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Filed with the Clerk of the
Historic Preservation Board on Jessica Freking (1/5/2026 | 1:25 PM EST)

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