

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: October 21, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



For TRM

SUBJECT: HPB24-0616 a.k.a. HPB 7434, **1620 Drexel Avenue.**

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new 2-story commercial building with an active roof deck. Specifically, the applicant is requesting 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.

RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.
Approval of the variance.

BACKGROUND

On May 13, 2014, the Historic Preservation Board approved a certificate of appropriateness for the construction of a new 2-story commercial building with an active roof deck (HPB 7424). A full building permit was issued on March 29, 2016 (B1502240).

On October 16, 2025, the Planning Board is scheduled to hear an application for a conditional use permit for a Neighborhood Impact Establishment (NIE), including an alcoholic beverage establishment located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit.

EXISTING STRUCTURE

Local Historic District:	Flamingo Park
Classification:	Contributing
Original Construction Date:	1920 / 1949
Original Architect:	Walter De Garmo / Russell T. Pancoast

ZONING / SITE DATA

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

Legal Description: 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.

Zoning:	CD-3, Commercial, High Intensity, Max FAR=2.25
Lot Size:	38,352 S.F.
Existing FAR:	15,789 S.F.
Proposed FAR:	41,300 S.F., as represented by the applicant
Existing Height:	1 and 2-stories / 41'-3" to highest non-habitable decorative projection
Proposed Height:	3-stories / 49'-0"
Existing Use/Condition:	Church
Proposed Use:	Church / Retail

THE PROJECT

The applicant has submitted plans entitled "Meduza 1620 Drexel Avenue Miami Beach, FL 33164", as prepared by STA Architectural Group, dated March 14, 2025. The applicant is requesting a modification to the previously approved Certificate of Appropriateness (COA) to accommodate a new restaurant tenant, which will include rooftop restrooms, a pergola, and a bar.

In connection with the proposed new use, the applicant is also requesting a variance to delete Condition 3.a.ii of the prior COA to allow operations to extend until 2:00 a.m. daily. Additionally, due to the lack of vehicular access along Lincoln Road and the property's location within the Miami Beach Community Church site, the applicant is requesting a waiver of the off-street loading space requirement to allow loading activities to occur along Drexel Avenue, Lincoln Lane, 16th Street, and the surrounding area.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be inconsistent with the following sections of the Land Development Regulations of the City:

- All areas below the solid portions of the rooftop pergola shall be included in the F.A.R. Diagram and calculation.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that restaurant use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

VARIANCE CRITERIA

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 2.8.3(a) of the Land Development Regulations:

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;
2. 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;
3. 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;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. 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;
6. 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; and
7. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Satisfied
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.

Satisfied

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 of up to three (3) additional feet in height.

Not Applicable

7. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

Satisfied

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

Not Applicable

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 in General Ordinances.

Not Applicable

10. In all new projects, water retention systems shall be provided.

Not Applicable

11. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

12. The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a certificate of appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.

Satisfied

- b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

Not Applicable

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
Satisfied
- II. The examination of architectural drawings for consistency with the with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.
Satisfied
- d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Satisfied
- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these

roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

Satisfied

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.

Satisfied

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Not Applicable

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied

- m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

Satisfied

- n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied

STAFF ANALYSIS

The applicant is proposing modifications to the roof deck, which include the introduction of canopy structures and an outdoor bar counter. The request also includes a variance from the required hours of operation for the outdoor bar counter and modifications to the conditions outlined in the previously issued Final Order.

As viewed from the street, the most notable alteration is the introduction of a thatch aluminum canopy system, featuring a polycarbonate roof panel designed to filter and diffuse rooftop lighting. Integrated track lighting is suspended beneath the structure to create a cohesive nighttime ambiance. The perimeter of the rooftop is framed with salt-tolerant native plantings, including Silver Buttonwood and Triple Thatch Palms, which provide a lush vegetative buffer and contribute to the overall landscape quality and visual softness of the rooftop environment.

The ground floor of the restaurant accommodates 107 seats and features a defined dining area, bar, and host station accessible from the north and east vestibule entrances. The second floor extends the dining program, offering 147 seats within a continuous interior layout. The rooftop level is designed around a central bar element located beneath the retractable canopy, reinforcing the vertical integration of the restaurant experience across all levels.

Staff has no objection to the introduction of the canopy in concept, and more generally from a design standpoint. However, due to its visibility it is recommended that any lighting, fans, speakers, conduit etc. be integrated within the canopy frame so as to limit any adverse visual impact to the building and surrounding historic district. Additionally, based upon the final design and installation details of the proposed canopy, an FAR analysis may be required.

Based on the proposed scope and building program, the project requires two (2) on-site loading spaces to adequately serve retail deliveries, waste collection, and related operational needs. The applicant is requesting a waiver from the on-site loading requirements to allow on-street loading to occur along Drexel Avenue, Lincoln Lane, 16th Street, and the surrounding area. The subject site is located on the corner of Lincoln Road and Drexel Avenue as part of a unified site and does not have access to an alley. According to the applicant's letter of intent, the applicant is working to maintain an existing on-street loading space along Drexel Avenue, 16th Street, and Pennsylvania Avenue. Staff is supportive of the waiver request, as providing a curb cut and driveway for loading spaces would adversely impact on the character of the surrounding historic district and significantly diminish the quality of the pedestrian experience within this dense urban neighborhood. As such, staff recommends that all loading activities be conducted within approved commercial freight zones along adjacent streets to minimize operational impacts on surrounding properties.

VARIANCE ANALYSIS

The applicant is requesting the following variance:

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

Section 7.2.12.2(c) Supplemental Accessory Uses Regulations (CD-3)

The supplemental accessory uses are as follows:

(2) Accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory

outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.

The requested variance is associated with the introduction of an accessory outdoor bar counter within the exterior dining terrace. The regulations of the CD-3 zoning district permit accessory outdoor bar counters to operate until 12:00 a.m. (midnight) daily, or between 8:00 a.m. and 8:00 p.m. daily, when adjacent to a property with residential apartment units. In this instance, there is a multi-family residential building located adjacent to the south.

The applicant is requesting a variance to extend the allowable hours of operation of the outdoor bar counter from 8:00 p.m. until 2:00 a.m.. This variance is associated with a 460-seat restaurant occupying the entire building, including the roof deck. The new restaurant will have two bar counters located within the interior and one outdoor bar counter located at the roof level. Although there is a multi-family residential building located to the south, the subject roof deck is setback over 140 feet from the neighboring residential building and is separated by the existing one-story church structure. Staff finds that there are special conditions and circumstances that 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. As such, staff supports the approval of the variance request.

Staff would also note that the applicant has submitted a Planning Board application (PB24-0660) requesting a Conditional Use Permit (CUP) for the operation of a Neighborhood Impact Establishment (NIE). The request encompasses all open-air and enclosed portions of the rooftop level, including any areas partially open or open to the sky.

A sound study was not required as part of this application, as no outdoor entertainment is proposed, and all entertainment activities will be confined to interior spaces. Given the presence of the Miami Beach Community Church property, which serves as a physical buffer between the proposed restaurant and the multi-family residential neighborhood to the south, staff does not anticipate adverse noise impacts resulting from the proposed use. Additionally, the applicant has integrated sound-attenuating design measures, including a double-door vestibule at the primary entrance along Drexel Avenue, to further contain interior sound.

As outlined in the applicant's operational plan, all music and amplified sound will be managed through a house-controlled sound system, accessible solely to restaurant management. Based on these operational and design measures, staff finds that the requested variance is consistent with the intent and purpose of the City's Land Development Regulations and will not result in conditions injurious to the surrounding area or detrimental to the public welfare.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, and the variance request be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness and practical difficulty and hardship criteria, as applicable.

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 ~~418-564(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 ~~418-564(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 418-564(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 418-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 418-564 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.
 - 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, 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.

I. 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.

II. 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.
- 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 C 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

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HPB24-0616 a.k.a. HPB File No. 7424

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

Filed with the Clerk of the
Historic Preservation Board on _____ ()