

# MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: May 15, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **DRB25-1080**  
**6788 Collins Avenue**

An application has been filed requesting design review approval for modifications to the façade of an existing commercial shopping center. Specifically, the applicant is requesting to renovate the façade by recladding with new materials.

**RECOMMENDATION:**

Approval with conditions.

**LEGAL DESCRIPTION:**

Lots 8, 9, 10, 11 and 12, Block 6, of "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", according to the plat thereof, as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

Also known as Condominium Units A and B of COLLINS PLAZA SHOPPING CENTER CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 16433, at Page 4676, as amended from time to time, of the Public Records of Miami-Dade County, Florida.

**SITE DATA:**

Zoning:	CD-2
Future Land Use:	Medium Intensity Commercial (CD-2)
Lot Size:	38,830.77 SF
FAR:	+/- 15,338 SF / 0.39
Max FAR:	77,661.54 SF / 2.0

**SURROUNDING PROPERTIES:**

North	Supermarket and retail: Publix at North Shore
East:	Hotel and residential: Canyon Ranch Complex
South:	Two-story mixed-use building
West:	Five-story multi-family building

**THE PROJECT:**

The applicant has submitted landscape plans entitled "Proposed Front Elevation Renovation 2 Building - Collins Plaza Shopping Center Condo", as prepared by **Hernandez Structural Design Inc.**, signed, sealed and dated 09/28/2024.

The applicant is proposing exterior modification to an existing commercial shopping center composed of two single-story buildings. In specific, the applicant is proposing to demolish the existing canopy structure of the buildings and replacing it with a new canopy/fascia structure, including decorative lighting.

**CONSISTENCY WITH COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **commercial use** appears to be **consistent** with the Future Land Use Map of the 2025 Comprehensive Plan.

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the City Code.

The above noted comments 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.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA, SECTION 2.5.3.1:**

Design review encompasses the examination of architectural / landscape drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied**
- b. 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.  
**Not Applicable**
- c. 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.  
**Not Applicable**
- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.  
**Partially Satisfied; staff recommends stucco-finished elements to have texture and to be of a light color palette.**
- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.  
**Not Applicable**

- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.  
**Not Applicable**
- g. The design and layout of the proposed site plan, as well as all new and existing buildings 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 contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Not Applicable**
- h. 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 all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.  
**Not Applicable**
- i. 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. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.  
**Not Satisfied; a lighting plan has not been submitted.**
- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.  
**Satisfied**
- k. 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.  
**Not Applicable**
- l. The proposed structure has 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**
- m. The building has, where feasible, space in that part of the ground floor fronting a 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 street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Not Applicable**

- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not Applicable**
- o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Applicable**
- p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.  
**Not Applicable**
- q. 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.  
**Not Applicable**
- r. In addition to the foregoing criteria, subsection 118-104-6(t) of the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights- of-way.  
**Not Applicable**
- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.  
**Not satisfied**

#### **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 Satisfied; A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.**
- 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.

**Not Applicable**

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 of the City Code.

**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.

**Not Applicable**

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

**Not Applicable**

#### **ANALYSIS:**

#### **DESIGN REVIEW**

The applicant is proposing exterior façade modifications to an existing commercial shopping center location on Collins Avenue in the North Beach neighborhood. The subject site is located on the west side of Collins Avenue, south of 69<sup>th</sup> Street, and contains two commercial buildings with retails, personal service and restaurant spaces. One building is sited along the western edge of the site and the other along the north side, with a surface parking area in between with two vehicular curb cuts from Collins Avenue. The existing commercial buildings are both one-story in height, with floor to ceiling glazing seperated by stucco walls, and an ornamental fixed canopy/fascia structure comprised of standing seam metal roof cladding and ornamental stuccoed gables.

The applicant is proposing to demolish the existing canopy/fascia and replace it with a more contemporary canopy and façade. The proposed new design includes rectilinear canopy extrusions that alternate between decorative aluminum panels with vertical ridging, upon which business signage will be applied. Each building contains a more dominant façade at the center, which is capped with a recessed stucco wall and roof, and an expansive eave. Down lighting is also proposed within the upper notches of the aluminum panels, as well as vertical lighting fixtures on the stucco walls flanking the business signs.

While generally supportive of the proposed improvements to the buildings, staff does have some concerns with the design. In this regard, staff recommends that the stucco proposed on the fascia walls consist of a textured finish, or include scoring details for architectural interest and depth. Additionally, the color palette of the stucco should be light gray instead of the proposed dark gray.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the landscape plans of the application be **approved**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review and Sea Level Rise criteria.

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: May 15, 2025

PROPERTY/FOLIO: **6788 Collins Avenue** 02-3211-063-0010

FILE NO: DRB25-1080

LEGAL: Lots 8, 9, 10,11 and 12, Block 6, of "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", according to the plat thereof, as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

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IN RE: An application has been filed requesting design review approval for modifications to the façade of an existing commercial shopping center. Specifically, the applicant is requesting to renovate the façade by recladding with new materials.

APPLICANT: 1135 97 Street LLP

**ORDER**

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**

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. 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 the Design Review Criteria i. and s. in Section 2.5.3.1 of the Land Development Regulations.
- C. 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 consistent with Sea Level Rise Criteria 1. in Section 7.1.2.4(a)(i) of the Land Development Regulations.

- D. The project will remain consistent with the criteria and requirements 2.5.3.1 and/or Section 7.1.2.4(a)(i) with the following conditions:
- a. The proposed plant material shall include a majority of native species, subject to the review and approval of staff.
  - b. The final design, details and finish of the proposed wood-like metal panel cladding for the fascia/canopy 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.
  - c. The design of the stucco finish fascia/canopy shall include texture and/or scoring and 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.
  - d. The stucco finish details shall be painted in a light stucco palette and 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.
  - e. The final design of the lighting proposed along the top of the metal panels 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 design, details and finish of the light fixtures proposed on the stucco fascia/canopy 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.
  - g. The final design details of the exterior materials and finishes 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.
  - h. 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.
  - i. 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.

**In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

**I. Variance(s)**

A. No variance(s) were filed as part of this application.

**II. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

A. 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.

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.

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 and 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 architectural plans, entitled "Proposed Front Elevation Renovation 2 Building - Collins Plaza Shopping Center Condo", as prepared by **Hernandez Structural Design Inc.**, signed, sealed and dated 09/28/2024; and as approved by the Design Review Board, as determined by staff.

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. 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.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall 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 application will expire and become null and void.

