

# MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: July 10, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **DRB25-1084, 7729 CARLYLE AVENUE**

An application has been filed requesting Design Review Approval for the construction of a new 4-story multi-family building to replace an existing residence, as well as a request for one or more design waivers. The application also includes a variance request to exceed the maximum projection and height for steps and platforms in the required front yard, a variance request to related to the required side setback for portions of the first and second floors, a variance request to exceed the maximum projection of balconies and overhangs on the required interior side setback, a variance request related to the required minimum floor-to-ceiling height of the first habitable level, and a variance request to exceed the maximum building height for new construction for the first 25 feet of building depth, as measured from the minimum required front setback.

**RECOMMENDATION:**

Approval with Conditions.

**LEGAL DESCRIPTION:**

LOT 3 IN BLOCK 21, ALTOS DEL MAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**SITE DATA:**

Zoning:	RM-1 (Residential, Multifamily Low Intensity)
Future Land Use:	RM-1 (Residential, Multifamily Low Intensity)
Overlay:	North Beach national register conservation district overlay
Lot Size:	5,625 SF *As indicated on submitted survey
Proposed FAR:	6,980 SF / 1.24
Maximum FAR:	7,031 SF / 1.25
Proposed Height:	41'-0" from DFE (BFE+ Freeboard (?))
Maximum Height:	45'-0" from DFE (BFE+ Freeboard (?))
CMB Grade:	3.80 NGVD
Base Flood Elevation:	8.00' NGVD
Finished First Floor:	7.00 NGVD (Parking)
Finished First Habitable Floor:	10.56 NGVD

**SURROUNDING PROPERTIES:**

North:	Multi-family building
East:	Multi-family building
South:	Multi-family building
West:	Multi-family building

**THE PROJECT:**

The applicant has submitted plans entitled "6 TOWNHOUSES PROJECT", as prepared by Gustavo J. Ramos Architecture; signed, sealed and dated 04/06/25. The applicant is proposing a new four-story multi-family building in the RM-1 zoning district.

The applicant is requesting the following variance(s)

1. A variance to exceed by 1'-6" the maximum projection of 2'-6" (25%) of the required front setback in order to construct steps and platforms in the required front yard with a projection of 4'-0".
2. A variance to reduce by 3'-6" the minimum required side setback of 10'-0" in order to construct portions of the first and second floors with a setback of 8'-4".
3. A variance to exceed by 1'-0" the maximum projection of 2'-6" (25%) of the required side setback (South) in order to construct balconies and overhangs in the required side setback with a projection of 3'-6".
4. A variance to reduce by 3'-0" the minimum required floor-to-ceiling height of the first habitable level of 12'-0" in order to construct the first habitable level with a 9'-0" floor-to-ceiling height.
5. A variance to reduce the required 25-foot building depth setback from the front façade for construction exceeding 32 feet in height, by 9'-4", in order to allow for the construction of a fourth floor with a building depth setback of 15'-8" from the front facade.

**PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA:**

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 Miami Beach 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 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.
- 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 ZONING CODE:**

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

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.

**CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **multi-family residential** use appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

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

Design review encompasses the examination of architectural 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; however, the applicant is requesting several variances**
- 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.  
**Satisfied; however, the applicant is requesting several variances**
- 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 satisfied; the applicant is requesting several variances**

- 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.

**Satisfied**

- 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.

**Satisfied; however, the applicant is requesting several variances.**

- 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.

**Satisfied**

- 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.

**Satisfied**

- 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.

**Satisfied**

- 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.

**Partially satisfied; Staff is recommending conditions to ensure that headlights of vehicles are adequately shielded from public view and adjacent properties.**

- 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).  
**Satisfied**
- 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.  
**Satisfied**
- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Satisfied**
- 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.  
**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.  
**Satisfied**; additional information will be required at the time of building permit in order to demonstrate compliance.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**
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.  
**Satisfied**
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 of the City Code.  
**Not Applicable**
10. In all new projects, water retention systems shall be provided.  
**Satisfied**; additional information will be required at the time of building permit in order to demonstrate compliance.
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**

**STAFF ANALYSIS:**  
**DESIGN REVIEW**

The subject site is an interior parcel located within the North Shore National Register Historic District. The applicant is proposing to construct a new four story, six-unit residential, multi-family building with ground floor parking. While the subject site currently contains a single-family residence, the immediate surrounding area consists of one and two-story multi-family buildings, as well as some single family homes, primarily constructed from the 1940's through the 1980s.

The proposed development consists of six two-bedroom residential units, and each unit is approximately 1,000 square feet. Organized vertically in a townhouse-style configuration, the units span the second and third floors, with private rooftop terraces offering each resident dedicated outdoor space with views beyond the site.

At the ground level, the project includes six onsite parking spaces, a trash room and bicycle parking racks. Pedestrian access is provided directly from Carlyle Avenue, via a walkway along the building's southern edge, and the front unit has an independent entrance walkway located towards the center of the front façade. Vehicular access is provided on Carlyle Avenue, and the ground floor includes limited habitable space associated with the front-facing residential unit, integrating a livable program into the street-level experience.

The design of the building is contemporary and the front and south elevations exhibit a dynamic interplay of movement, textures, and shifts in planes. The design also features orthogonal frames elements and balconies that project beyond the building's walls, painted aluminum mullions and railings, along with porcelain wall finishes. In contrast, the rear and north elevation contains a more subdued design, while still incorporating select architectural elements consistent with the front and south façades.

Along the interior-south facing elevation, unit entries are provided at ground level, and the upper levels include open balconies that provide outdoor extensions for the residences. Along the street level of the front façade, porcelain wall cladding and a metal driveway gate help to visually screen the parking area along the more public-facing south and front sides, while the north and rear edges of the ground floor remain more open.

Although generally supportive of the design of the project, staff does have some concerns regarding the compatibility of the ground floor with the adjacent properties, particularly regarding visual screening and privacy. To address these concerns, staff recommends that a solid perimeter wall be provided at the rear and interior side yards at the maximum height permitted by City code to provide enhanced screening of the parking area and reduce potential impact on neighboring properties.

**VARIANCE(S) REVIEW**

The applicant is requesting the following variance(s):

1. A variance to exceed by 1'-6" the maximum projection of 2'-6" (25%) of the required front setback in order to construct steps and platforms in the required front yard with a projection of 4'-0".

- Variance requested from:

**7.5.3.2.o.6. Allowable encroachments within required yards for districts other than single-family districts.**

- o. Projections. Every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent (25%) of the required yard up to a maximum projection of 6 feet, unless otherwise noted.

6. Porches, platforms and terraces up to 30 inches above the adjusted grade elevation of the lot, as defined in Chapter 1 of these Land Development Regulations.

The proposed variance is for the portion of the steps and platforms that project more than 25% into the required front yard. Given the narrow width of the lot and the required front setback (10 feet), the projection limit presents a hardship and practical difficulty, as the applicant could otherwise not provide access for the first residential unit. As such, staff is supportive of the variance request.

2. A variance to reduce by 3'-6" the minimum required side setback (South) of 10'-0" in order to construct portions of the first and second floors with a setback of 8'-4".

- Variance requested from:

**7.3.8.3.e Development regulations and area requirements (North Beach National Register Conservation District Overlay).**

	Interior Side
North Shore	Non-waterfront: Lot width of 60 feet or less: 5 feet. Lot width of 61 feet or greater: 7.5 feet, or 8% of lot width, whichever is greater. Waterfront: 7.5 feet, or 8% of lot width, whichever is greater. Additionally, regardless of lot width, at least one interior side shall be 10 feet or 10 % of lot width, whichever is greater.

The proposed variance is for the construction of portions of the first-floor entrances and staircases to the second floor living areas above with a reduced setback. Given the narrow width of the lot and the overlay requirement to provide one of the interior setbacks at 10 feet, there is a hardship that limits the applicant's ability to maintain appropriate dimensions for the unit entrance and to accommodate the staircase length to the second floor. The proposed variance is minimal in nature and should not negatively impact the surrounding community. As such staff is supportive of the granting of the variance.

3. A variance to exceed by 1'-0" the maximum projection of 2'-6" (25%) of the required side setback (South) in order to construct balconies and overhangs in the required side setback

with a projection of 3'-6".

- Variance requested from:

**7.5.3.2.o.6. Allowable encroachments within required yards for districts other than single-family districts.**

- o. Projections. Every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent (25%) of the required yard up to a maximum projection of 6 feet, unless otherwise noted.

4. Exterior unenclosed private balconies
7. Roof overhangs.

The proposed variance is for the portion of the balconies and overhangs that project more than 25% into the required side yard. The narrow width of the lot and the overlay requirement to provide at least one of the interior setbacks at 10 feet present a hardship for the applicant's ability to provide architectural elements while maintaining appropriate dimensions for the exterior balconies. The proposed variance is minimal in nature and should not negatively impact the surrounding community. As such staff is supportive of the granting of the variance.

4. A variance to reduce by 3'-0" the minimum required floor-to-ceiling height of the first habitable level of 12'-0" in order to construct the first habitable level with a 9'-0" floor-to-ceiling height.

- Variance requested from:

**7.1.2.2 d.1.A. Resilience and Adaptation Standards for Buildings.**

**d. Residential First Habitable Level (FHL) Standards**

**1. New Construction**

A. The floor of the first habitable level for residential uses shall be located no lower than the Design Flood Elevation (DFE). With the exception of understory homes in the RS districts, the first habitable level shall have a minimum floor-to-ceiling height of 12 feet in order to allow for the future retrofit and raising of the first habitable level, or if Design Flood Elevation (DFE) is adjusted upward in the future.

The proposed variance is to reduce the minimum required floor-to-ceiling height by 3'-0" for the construction of the first habitable level for the front residential unit where the entry area, a bedroom and the stairs are proposed. The building height restrictions in the North Shore National Register District Overlay pertaining to the first 25 feet of building depth from the required front setback presents a hardship as it limits the ability to provide an appropriate habitable area for this unit above the ground level. The proposed variance is minimal and only affects the first habitable level of the first unit, which is located well above the minimum flood elevation. As such staff is supportive of the granting of the variance.

5. A variance to reduce the required 25-foot building depth setback from the front façade for construction exceeding 32 feet in height, by 9'-4", in order to allow for the construction of a fourth floor with a building depth setback of 15'-8" from the front facade.
  - Variance requested from:

**7.3.8.3.c.1. Development regulations and area requirements (North Beach National Register Conservation District Overlay).**

1. The maximum building height for new construction shall be 32 feet for the first 25 feet of building depth, as measured from the minimum required front setback and a maximum of 45 feet for the remainder of the building depth. The design review or historic preservation board, as applicable, may allow for up to the first 32 feet in height to be located within the first 20 feet of building depth, as measured from the minimum required front setback.

The proposed variance is for the construction of the upper level of the second residential unit to be located a setback of 15'-8" from the front façade, where 25' is required. The narrow width of the lot and the height restriction required by the overlay present a hardship in the applicant's ability to provide the portions of this unit which primarily consists of an enclosed staircase that leads to the roof terrace. The DRB is permitted to reduce this upper-level setback by 5' feet via a waiver; however, this would not be sufficient to allow the applicant to have an appropriate area for the second unit and an enclosed staircase. As a result, the applicant is requesting a variance of the requirement. The proposed variance is minimal in nature, as it provides for an additional 4'-4" from what the DRB could otherwise waive. The proposed variance should not negatively impact the surrounding community and will not lead to development patterns that are inconsistent with the surrounding community. As such staff is supportive of the granting of the variance.

**RECOMMENDATION:**

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

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

MEETING DATE: July 10, 2025

PROPERTY/FOLIO: **7729 CARLYLE AV.**  
02-3202-007-1650

FILE NO: **DRB25-1084**

IN RE: An application has been filed requesting Design Review Approval for the construction of a new 4-story multi-family building to replace an existing residence, as well as a request for one or more design waivers. The application also includes a variance request to exceed the maximum projection and height for steps and platforms in the required front yard, a variance request to related to the required side setback for portions of the first and second floors, a variance request to exceed the maximum projection of balconies and overhangs on the required interior side setback, a variance request related to the required minimum floor-to-ceiling height of the first habitable level, and a variance request to exceed the maximum building height for new construction for the first 25 feet of building depth, as measured from the minimum required front setback.

LEGAL: LOT 3 IN BLOCK 21, ALTOS DEL MAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

APPLICANT: Pnina Revach Property Management Inc.

**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 Miami Beach Code. 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 Design Review Criteria i. & 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 inconsistent with Sea Level Rise

Criteria 1 in Section 7.1.2.4(a)(i) of the Land Development Regulations

- D. The project would be consistent with the criteria and requirements 2.5.3.1 and/ or Section 7.1.2.4(a)(i) if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings for the proposed multi-family residential building shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. The project should provide a solid perimeter walls at the rear and interior side yards at the maximum height as permitted by City code to help screen the parking area from the neighbors. Per section 7.5.3.2. in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - b. The final color, design and details, including samples and color selection, of the stacked tile on the ground level 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 final color, design and details of the parking garage door 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 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.
    - e. URBAN HEAT ISLAND ORDINANCE Section 7.5.3.2(g)(iv) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1 of this Code, and (v) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in Section 1.2.1, shall be prohibited.
    - f. 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.
  2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans 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 plans shall comply with Chapter 4-Landscape Requirements of the Miami Beach Code and shall incorporate the following:
    - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.
- c. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- f. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- g. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- h. 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.
- i. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material 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.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or 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.

**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.**

**II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance from Sec. 7.5.3.2.o.6. to exceed by 1'-6" the maximum projection of 2'-6" (25%) of the required front setback in order to construct steps and platforms in the required front yard with a projection of 4'-0".
  2. A variance from Sec. 7.3.8.3.e. to reduce by 3'-6" the minimum required side setback (South) of 10'-0" in order to construct portions of the first and second floors with a setback of 8'-4" from the side setback.
  3. A variance from Sec. 7.5.3.2.o.6. to exceed by 1'-0" the maximum projection of 2'-6" (25%) of the required side setback (South) in order to construct balconies and overhangs in the required side setback with a projection of 3'-6".
  4. A variance from Sec. 7.1.2.2 d.1.A. to reduce by 3'-0" the minimum required floor-to-ceiling height of the first habitable level of 12'-0" in order to construct the first habitable level with a 9'-0" floor-to-ceiling height.
  5. A variance to reduce the required 25-foot building depth setback from the front façade for construction exceeding 32 feet in height, by 9'-4", in order to allow for the construction of a fourth floor with a building depth setback of 15'-8" from the front facade.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as noted above 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.

Additionally, the Board has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

- i. 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;
- ii. The special conditions and circumstances do not result from the action of the applicant;
- iii. 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;

- iv. 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;
  - v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
  - vi. 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;
  - vii. 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
  - viii. 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.
- C. The Board hereby **Approves** the variance requests and imposes the following conditions based on its authority in Section 2.8.4 of the Miami Beach 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. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee or post a bond, pursuant to Section 7.1.3.2 of the Land Development Regulations. This fee is set as a percentage of the cost of construction.
- B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- C. During construction work, the applicant shall maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and including the swale (subject to the review and approval of Public Works), to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site. All construction materials, including

dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way.

- D. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.
- E. All allowable construction signage shall be attached to or situated behind the construction fence and shall be limited to one (1) sign, not to exceed four (4) square feet, in accordance with Section 6.3.2 of the Land Development Regulations.
- F. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.
- G. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- H. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.
- I. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- J. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- K. 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.
- L. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- M. 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.
- N. 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.
- O. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

P. 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** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "845 82<sup>nd</sup> Street" as designed by **Ayalo Architects PC**, dated April 06, 2025, 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 of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the 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 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 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.

In accordance with 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 the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated \_\_\_\_\_.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

