

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

MEETING DATE: September 11, 2025

PROPERTY/FOLIO: **5685 Alton Road.**  
02-3214-000-0010

FILE NO: **DRB25-1084**

IN RE: An application has been filed requesting Design Review Approval for the construction of a new golf course club house, the relocation of tennis courts, four new padel courts, the addition of three comfort stations, a new driveway, a variance from the required ancillary structure setback, and one or more waivers, to replace the existing clubhouse.

LEGAL: See appendix "A"

APPLICANT: La Gorce Country Club, 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 Land Development Regulations of the City of Miami Beach (the "Resiliency 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 Resiliency Code.
- 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 of 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 development shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

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- a. Each of the proposed padel courts shall be enclosed with solid plexiglass panels to help contain the noise to the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - b. As an alternative to condition (D)(1)(a) above, if the applicant decides to provide a solid block wall within the setback area between the proposed padel courts and the single-family homes that front Alton Road (a "Setback Area Wall"), the Setback Area Wall shall be set back a minimum of 15 feet from the property line, and shall not exceed a height of 10 feet. The Setback Area Wall shall incorporate measures to minimize impacts on neighboring properties in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, including, but not limited to, the following:
    - i. be fully screened and covered with landscaping; and
    - ii. comply with the height limits for fences related to court games set forth in Section 7.5.3.4 of the Resiliency Code, to provide enhanced sound protection and screening of the padel courts.
  - c. If lighting is implemented, light projection shall be contained within the padel court areas.
  - d. The padel courts may only operate from 8:00 AM to 10:00 PM.
  - e. The final color, design, and details of the stacked tile on the ground level, including samples and color selection, shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - f. The final details of all 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.
  - g. URBAN HEAT ISLAND. 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 Resiliency Code, and driveways and parking areas composed of asphalt that do not have a high albedo surface, as defined therein, shall be prohibited.
  - h. 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 of the Resiliency Code, entitled "Landscape Requirements," and shall incorporate the following:

- a. A revised landscape plan shall be provided to cover the proposed solid wall with landscape located in front of the proposed padel courts and provide additional dense landscape with a combination of hedges and mature evergreen trees. The revised landscape plan shall create a natural buffer between the proposed padel courts and the single family homes that face Alton Road, and provide additional attenuation of sound.
- b. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained onsite. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- g. 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.
- h. Any existing plant material within the public right-of-way may be required to be removed at the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor shall be installed to render the irrigation system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. 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.

- i. 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-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. 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. 7.2.22.3.a. to reduce by 50'-0" the minimum required fronting Alton Road setback of 125'-0" in order to construct an ancillary Structure (gatehouse) with a setback of 75'-0" from the Alton Road property line.
- 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 Resiliency 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. Applicant must provide a 'no left-turn median' at the intersection of Alton Road and 57 Street to mitigate the failing conditions presented in the Traffic Impact Analysis dated August 1, 2025, per the applicant's commitment in writing provided on August 25, 2025, following the meeting between the City of Miami Beach Transportation & Mobility Department and the applicant also on August 25, 2025.
- B. Coordination with and concurrence from the Florida Department of Transportation (FDOT) regarding the proposed median is required as Alton Road is an FDOT roadway; FDOT Meeting Minutes must be shared with the City of Miami Beach Transportation & Mobility Department. Note that if FDOT does not provide concurrence on the proposed median design, an alternative must be proposed and agreed upon by both the City of Miami Beach Transportation & Mobility Department and FDOT.
- C. The median must be substantially complete or committed to completion prior to project opening in order to issue Building Permit.
- D. All new construction over 7,000 square feet shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.

- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- K. 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.
- L. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- M. 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.
- N. 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.
- O. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

- P. 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.
- Q. 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.
- R. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- S. 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 "La Gorce Country Club" as designed by **Hart Howerton Architecture**, dated July 13, 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

