

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: September 11, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **DRB25-1104. 5685 Alton Road.**

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 paddle courts, the addition of three comfort stations, a new driveway and a variance to the required ancillary structure setback with one or more waivers, to replace the existing club house.

RECOMMENDATION:

Approval of the design and requested variances.

LEGAL DESCRIPTION: (See appendix "A")

SITE DATA:

Zoning:	GC (Golf Course District)
Future Land Use:	GC (Golf Course District)
Lot Size:	6'067,529 SF *As indicated on submitted survey
Proposed Gross SF:	74,771 SF
Maximum SF:	100,000 SF
Proposed Height:	42'-0" from DFE (BFE+ Freeboard 5')
Maximum Height:	42'-0" from DFE (BFE+ Freeboard 5')
CMB Grade:	N/A
Base Flood Elevation:	8' NGVD
Finished First Floor:	13' NGVD

SURROUNDING PROPERTIES:

North	Single Family homes
East:	Single Family homes
South:	Single Family homes
West:	Single Family homes

THE PROJECT:

The applicant has submitted plans entitled "La Gorce Country Club", as prepared by Hart Howerton Architecture; signed, sealed and dated 07/13/25. The applicant is proposing a new two-story club house in the Golf Course district.

The applicant is requesting the following variance(s):

1. A variance to reduce by 50'-0" the minimum required fronting Alton Road setback of 125'-0" in order to construct an ancillary structure (gatehouse) at a setback of 75'-0" from the Alton Road setback.

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 applicable sections of the Land Development Regulations of the City Code (LDRs). 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.

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 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 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 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 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.

Satisfied

- 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).

Satisfied.

- 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 applicant proposes to construct a new two-story golf course clubhouse to replace the existing club house at the same location. The new clubhouse is designed in a contemporary style and is composed of two primary buildings, referred to as the south and north buildings. The buildings are linked by a landscaped area that includes a centrally located one-story pro shop.

The ground floor of the south building includes a variety of amenity spaces, such as a lounge and dining room, both offering views of the golf course through covered porches. A central garden provides an open-air interior space that separates the dining room from a meeting flex room. Additionally enclosed spaces on the west side include restrooms, kitchen, back-of-house support areas, mechanical equipment room, loading zone and trash rooms. The upper level is designated for staff offices and operational facilities.

The lower level of the north building houses golf cart and bag storage, and the ground floor features spa-like amenities including a sauna, wet areas and locker rooms. To the north, a tennis shop and adjacent terrace are located at ground level. On the second floor, a fitness studio and a movement studio are separated by an open-air terrace featuring a swimming pool and hot tub both offering views to the golf course and tennis courts. This terrace connects to a dining room area with a kitchen and additional restrooms located at the southern end of the north building.

The maximum allowable height in this district is 42 feet and portions of the north building reach this maximum height (42 feet from 9' NGVD). The first enclosed habitable floor is elevated to 13'-0" NGVD. The south building peaks at 28 feet from 9' NGVD. The remaining portions of the development are lower in height. Architectural elements such as horizontal louvers, overhangs, eyebrows and clapboard-style stucco contribute to a visually reduced massing.

The south building is more open towards the east, incorporating significant glazing that overlooks the golf course. Materials include coral stone, clapboard stucco, painted metal doors and windows, PVC louvers and traditional stucco.

The north building uses a similar palette, with additional vertical louvers that provide screening for stairs and circulation areas. Fenestration is balanced on both, the east and west elevations, with second-story volumes located at the ends, framing a central terrace with glass railings.

Other new one-story buildings, including the golf course performance center and pro shop, follow the same architectural language and material palette as the main clubhouse buildings.

In addition to the new club house, the applicant is proposing the relocation of the tennis courts, the construction of four new padel courts, the addition of three comfort stations, a new driveway, and the reconfiguration and upgrade of the existing parking area.

Staff is supportive of the design of the project. Improvements to parking and landscape are proposed adjacent to Alton Road front setbacks and within residential setbacks. However, staff has expressed concerns regarding the compatibility of the four padel courts and their potential noise impact on the single-family homes located to the north, fronting Alton Road. In response to these concerns, the applicant has proposed the following mitigation measures:

- *Each court will be enclosed with solid plexiglass panels, which help contain sound and prevent noise from being carried to neighboring properties.*
- *The Applicant is considering constructing a solid block wall within the setback area, which will be fully screened and covered with landscaping to help mitigate any additional noise impacts*
- *The twenty foot (20') setback area will be densely landscaped with a combination of hedges and mature evergreen trees, creating a natural buffer that enhances privacy and provides an additional layer of sound attenuation.*

Staff recommends that 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, that the minimum setback be at least 15 feet from the property line, with a maximum wall height of 10 feet. The wall should also be fully screened and covered with landscape, following the height limits required for fences related to court games per Section 7.5.3.4 of the Resiliency Code. This would provide enhanced sound protection and screening of the padel courts and help mitigate potential impacts on neighboring properties. In addition, staff recommends limiting the padel court hours of operation from 8:00 AM to 10:00 PM and if lighting is implemented; the light shall be contained within the padel courts area.

No waivers have been requested as part of this application.

VARIANCE(S) REVIEW

The applicant is requesting the following variance(s):

1. A variance to reduce by 50'-0" the minimum required fronting Alton Road setback of 125'-0" in order to construct an ancillary Structure (gatehouse) at a setback of 75'-0" from the Alton Road setback.

- Variance requested from:

7.2.22.3.a. DEVELOPMENT REGULATIONS (GC)

BUILDING SETBACKS	Main Building	Ancillary Structures
Fronting Alton Road	200 feet (1)	125 feet (2)
Setback abutting single family residences	170 feet (3)	
All other Setbacks	170 feet (4)	
Existing At-Grade Parking Lots	50 feet (from rear lot line) 10 feet (from the side lot line of any abutting single-family residence)	

The proposed variance is for a one-story ancillary structure (gatehouse) at the new driveway. The proposed setback is 75 feet, where 200 feet is required. Staff considers the proposed setback sufficient for this small one-story structure, as it has minimal visual impact from Alton Road. Further setting the gate house back would create hardships and practical difficulties in accommodating the proposed porte-cochere and motor court in front of the club house and it would impede vehicle circulation and queuing adjacent to the main buildings. Due to the hardships and practical difficulties identified, staff has no objection to the granting of the requested variance.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be approved, 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.

Appendix A
Legal description

A PARCEL OF LAND BEING LOTS 5 THROUGH 9 INCLUSIVE, BLOCK 9, AND LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 11, AND A PORTION OF THE LAGORCE GOLF COURSE TRACT, TOGETHER WITH A PORTION OF FORMER WEST 57TH STREET AND A PORTION OF THE 25 FOOT STRIP LYING EASTERLY AND ADJACENT TO SAID BLOCKS 9 AND 11, ALL AS SHOWN ON THE PLAT OF LAGORCE-GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINES OF ALTON ROAD AND WEST 57TH STREET AS SHOWN ON SAID PLAT OF LAGORCE-GOLF SUBDIVISION, THENCE N 58°37'14" E ALONG THE CENTERLINE OF SAID WEST 57TH STREET FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND HEREIN DESCRIBED; THENCE N 31°22'46" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO BEING PORTIONS OF THE WESTERLY LINE OF SAID BLOCK 9 FOR A DISTANCE OF 85.50 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1241.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR ARC DISTANCE OF 251.39 FEET AND THROUGH A CENTRAL ANGLE OF 11°36'23" TO THE NORTHWEST CORNER OF LOT 5, BLOCK 9; THENCE N 70°13'37" E ALONG THE NORTHERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE CONTINUE N 70°13'37" E FOR A DISTANCE OF 265.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 851.00 FEET, SAID POINT BEARING S 70°13'37" E FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 172.39 FEET AND THROUGH A CENTRAL ANGLE OF 11°36'23" TO A POINT OF TANGENCY; THENCE S 31°22'46" E FOR A DISTANCE OF 505.50 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2708.60 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 206.65 FEET AND THROUGH A CENTRAL ANGLE OF 04°22'17" TO A POINT; THENCE S 62°59'32" W FOR A DISTANCE OF 265.00 TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID BLOCK 11, SAID POINT ALSO LYING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2443.60 FEET AND LYING N 62°59'32" E FROM THE CENTER OF SAID CURVE, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 186.44 FEET AND THROUGH A CENTRAL ANGLE OF 04°22'17" TO A POINT OF TANGENCY; THENCE N 31°22'46" W FOR A DISTANCE OF 13.40 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 11; THENCE S 58°37'14" W ALONG THE SOUTHERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N 31°22'46" W ALONG THE WESTERLY LINE OF BLOCK 11, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF ALTON ROAD FOR A DISTANCE OF 406.60 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.

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 paddle courts, the addition of three comfort stations, a new driveway and a variance to the required ancillary structure setback with one or more waivers, to replace the existing club house.

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 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. 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. Alternatively to condition (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; the minimum setback shall be 15 feet from the property line, with a maximum height of 10 feet. The wall shall be fully screened and covered with landscaped, following the height limits required pf fences related to court games per Section 7.5.3.4 of the resiliency code in to provide enhanced sound protection and screening of the padel courts in order 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.
 - c. If lighting is implemented the light shall be contained withing the padel courts areas.
 - d. The padel courts may only be in operation from 8:00 AM to 10:00 PM.
 - e. 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.
 - 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 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.
 - 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-Landscape Requirements of the Miami Beach Code 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 that creates a natural buffer and provide additional layer of sound attenuation to the single family homes that faces Alton Road.
- b. 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.
- 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, as the discretion of the Public Works Department.
- i. 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.
- 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.
- l. 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.

- 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 setback.
- 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. 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 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.

