

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 23, 2025 & October 10, 2016
FILE NO: DRB25-1085, f.k.a. DRB16-0048, f.k.a. DRB File No. 23233
PROPERTY: **1824 Alton Road**
APPLICANT: Saber 1800 Alton LLC
LEGAL: Lots 1-3 of Block 12 of the "Island View Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.
IN RE: An application has been filed requesting a modification to previous Design Review Approval for installation of a new signage design. Specifically, the applicant would like to modify the building identification signage requirements to allow for signage for a new tenant.

MODIFIED 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 118-252(a) of the Miami Beach Code~~ Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not a 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 2, 3, 5, 8, 9, and 17 in ~~Section 118-251 of the Miami Beach Code~~ Section 2.5.3.1 of the Land Development Regulations.
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted to and reviewed by staff, at a minimum, such drawings shall incorporate the following:
 - a. The uniform signage plan for the ground floor wall signage of the building shall ~~not be approved as proposed. The ground floor signage program requested herein shall be continued to the December 6, 2016 DRB meeting, and shall be resubmitted, in a manner to be reviewed and approved by the Design Review Board on February 17, 2016.~~
 - b. All building ID signage shall require a separate permit. The building ID signage shall consist of a red-brushed or anodized aluminum reverse channel, back-lit letters, ~~scripted in the 'MICHAELS' font, in a manner to~~

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be approved by staff. No exterior raceway or exterior disconnect switches shall be allowed. Intermittent lights, moving or revolving lights shall not be permitted. All electrical wiring and power shall be routed through the parapet and not be visible from the right-of-way.

- c. The blade sign be designed consisting of an powder coated aluminum face with the tenant signage either routed out or metal lettering with a minimum projection of 3" from the face of the sign, for a high quality aesthetic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. 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.
- e. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262 2.2.4.8, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

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

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

- A. The proposed projecting sign that extends above and encroaches within the City sidewalk may require a revocable right-of way permit to be obtained from the Public Works Department and approved by the City Commission.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. 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.

- F. 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.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. 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 submitted to the board, 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 ~~Chapter 118 of the City Code~~ 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 118 of the City Code~~ 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 118 of the City Code~~ Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

