

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: **October 23, 2025 and May 15, 2025**

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

FILE NO: **DRB25-1080**

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

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

IN RE: An application for design review approval for modifications to the façade of an existing commercial shopping center.

APPLICANT: 1135 97 Street LLP

CONSOLIDATED ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with the Design Review Criteria i. and s. in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Sea Level Rise Criteria 1. in Section 7.1.2.4(a)(i) of the Land Development Regulations.
- D. The project 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. ~~Prior to the issuance of a building permit for the proposed renovations to the building, a landscape plan, prepared by a professional landscape architect, registered in the state of Florida, along with a lighting plan for the building and the site, shall be submitted for the review and approval of the Design Review Board at a future meeting. Such submittal shall also include a drainage plan, or confirmation that site drainage has been adequately addressed to comply with applicable code requirements. RESERVED.~~
2. Revised elevation, site plan, and floor plan drawings shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The final design, details and finish of the proposed wood-like metal panel cladding for the fascia/canopy shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The design of the stucco finish fascia/canopy shall include scoring 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 stucco finish details shall be painted in a light stucco palette and shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - e. The final details of the landscape plan, prepared by a professional landscape architect, registered in the state of Florida for the building and the site, 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 the lighting plan, including lighting fixtures, 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.
3. 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.
4. Prior to the issuance of a Certificate of Occupancy or Certificate of Completion, as applicable, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected

person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

I. **Variance(s)**

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

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

A. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.

B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

C. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

D. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

E. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the architectural plans, entitled "Proposed Front Elevation Renovation 2 Building - Collins Plaza Shopping Center Condo", as prepared by **Hernandez Structural Design Inc.**, signed, sealed and dated 09/28/2024 and as presented to the Design Review Board on October 23, 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 set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and

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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.

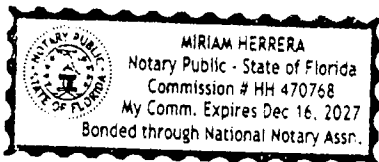
Dated 11/25/2025 | 8:01 PM EST

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Michael A. Belush
BY: _____
Michael A. Belush, AICP
Planning and Design Officer
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of November, 2025 by Michael A. Belush, Planning and Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

Miriam Herrera
Notary:
Print Name Miriam Herrera
Notary Public, State of Florida
My Commission Expires: 12-16-27
Commission Number: HH470768

Approved As To Form: _____
Legal Department: _____
Signed by: Steven Rothstein
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11/25/2025 | 5:36 PM EST

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Filed with the Clerk of the
Planning Board:

DocuSigned by:

Jessica Fraking

(12/1/2025 | 10:26 AM EST)

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[Signature]