

MIAMIBEACH PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: December 11, 2024

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB25-1122
5900 Collins Avenue

An application has been filed requesting Design Review Approval for the renovation of a water fountain located on the front side of this building. Specifically, the applicant is requesting Design Review approval for the proposed replacement of finished materials.

RECOMMENDATION:

Approval

LEGAL DESCRIPTION:

See Exhibit "A"

SITE DATA:

Zoning: RM-2
Future Land Use: RM-2

SURROUNDING PROPERTIES:

East: 20-story multi-residential building
North: 6-story multi-residential building
South: 14-story multi-residential building
West: Indian Creek Canal

EXISTING PROPERTY:

23-story multi-residential building

THE PROJECT:

The applicant has submitted plans entitled "Existing Fountain Fixture Exterior Renovation" as designed by **Austin Fox Architecture**, signed sealed and dated September 19, 2025.

The applicant is proposing the renovation of an existing exterior water fountain feature located on the east, street-facing elevation of the 23-story Grandview Condominium on Collins Avenue.

COMPLIANCE WITH ZONING CODE:

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

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

- 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

- 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.

Satisfied

- 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 Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.

Satisfied

- f. The proposed Structure, and/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 safely 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.

Not Applicable

- 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.

Satisfied; the applicant is changing the light sconces on the water feature wall.

- 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.

Not Applicable

- 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).

Not Applicable

- 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.

Not Applicable

- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Not Applicable

- 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 city Code 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 complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
Not satisfied; see below

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.
Not Satisfied.
A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
- (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.

Not Applicable

- (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.

Not Applicable

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

ANALYSIS:
DESIGN REVIEW

The applicant is proposing to renovate an existing exterior water fountain feature located on the east, street-facing elevation of a 23-story multi-family residential building, the Grandview Condominium. The condominium is sited on a long rectangular site on the west side of Collins Avenue, along the Indian Creek canal. The site has vehicular entrances at both its north and south ends, with a drive ramping up to an elevated main entrance. The subject water feature is located just below the main entrance at the sidewalk level on Collins Avenue and is the building's main architectural feature along the ground level of the (front) east façade.

The existing water fountain is composed of a knee wall along the property line that encloses the basin with tall, side walls stepping back to the main elevation of the water feature, which includes additional low walls stepping upward and forming the formal base to the main entrance of the condominium. The proposed renovation includes the removal of the existing, turquoise-colored square tiles that line the basin and the main fountain feature walls, and the demolition of a glass block wall within the fountain wall. The applicant is proposing to infill the glass block with CMU block, retiling the feature walls with a new natural stone, granite-colored tiles, and finish the water basin with "Diamond Brite" to match the color of the stone tile.

Staff is supportive of the changes proposed and recommends the approval of the application.

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 and Sea Level Rise criteria.

Exhibit "A"

TRACT 3, THE BATH CLUB PROPERTY, a subdivision recorded in Plat Book 40 at page 14 of the public records of Dade County, Florida.

LESS: A portion of Tract 3, The Bath Club Property, said portion being all that part of Tract 3 lying Easterly of that portion of the following described line lying within Tract 3:

Beginning (P.O.B.) at a point on the Southerly line of Lot 13, Block 2, Amended Plat of Second Ocean Front Subdivision, according to the Plat thereof, recorded in Plat Book 28, at page 28 of the public records of Dade County, Florida, said point being 60.04 feet Westerly from the Southeasterly corner of said Lot 13 and 324.56 feet Westerly of the Baseline shown on Said Plat, as measured along the Southerly line of Lot 13 and the production thereof; thence run Northerly, parallel to the Easterly line of said Lot 13, a distance of 57.06 feet to the Point of Curvature (P.C.) of a Circular Curve concave Southwesterly and having a Radius of 1141.227 feet, said Point of Curvature (P.C.) being within the confines of said Lot 13; thence run Northerly along the Arc of said Curve, through a Central Angle of $19^{\circ} 54' 34''$, a distance of 396.56 feet to a Point of Reverse Curvature (P.R.C.) of a Circular Curve concave Easterly and having a Radius of 619.00 feet; thence run Northerly along the Arc of said curve, through a Central Angle of $10^{\circ} 21' 50''$, a distance of 111.968 feet to a point on the Southerly line of said Tract 3, The Bath Club Property referenced above, said point being 40.712 feet westerly of the Southeasterly corner of said Tract 3 and 441.000 feet Westerly of, as measured along the production Easterly of the Southerly line of said Tract 3, of the Baseline as shown on Plat of The Bath Club Property; thence continue along the Arc of the last mentioned Curve, through a Central Angle of $21^{\circ} 55' 34''$, a distance of 236.88 feet to a Point of Reverse Curvature (P.R.C.) of a Circular Curve concave Northwesterly and having a Radius of 581.00 feet; thence run Northerly along the Arc of said Curve, through a Central Angle of $12^{\circ} 12' 45''$, a distance of 123.839 feet to the Northeasterly corner of said Tract 3, said corner being 434.588 feet Westerly of, as measured along the production Easterly of the Northerly line of said Tract 3, the Baseline as shown on the above referenced The Bath Club Property Subdivision.

PLUS: A parcel of Submerged land (now filled) on the Easterly side of Indian Creek, adjacent to and abutting Tract 3 of the above referenced The Bath Club Property Subdivision, bounded as follows: Bounded on the South by the Southerly line of said Tract 3 produced Westerly; Bounded on the North by the Northerly line of said Tract 3 produced Westerly; Bounded on the East by the Easterly shore of said Indian Creek; Bounded on the West by a line described as follows: From a point on the Southerly line of said Tract 3 produced Westerly, 571.00 feet Westerly of the Baseline as shown on the referenced The Bath Club Property Subdivision and 170.71 feet Westerly of the Westerly line of Collins Avenue, as said Collins Avenue is shown on the referenced Plat, measured along the said Southerly line of said Tract 3 and the Westerly production thereof, the Bearing of the said Southerly line being $N. 89^{\circ} 14' 30'' W.$; thence run $N. 4^{\circ} 24' 47.534'' E.$, a distance of 359.42 feet to a point on the Westerly production of the Northerly line of said Tract 3, said point being 548.088 feet Westerly of the Baseline shown on said Plat and 113.50 feet Westerly of the Westerly line of Indian Creek Drive, as said Drive is shown on referenced Plat, measured along the Northerly line of said Tract 3 produced. The Bearing of the Northerly line of said Tract 3 being $N. 89^{\circ} 14' 30'' W.$

Property less excepted area contains 40,928 square feet, more or less or 0.940 acres, more or less.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY / FOLIO: **5900 Collins Avenue** 02-3214-026-0001

FILE NO: DRB24-1122

IN RE: An application has been filed requesting Design Review Approval for the renovation of a water fountain located on the front side of this building. Specifically, the applicant is requesting Design Review approval for the proposed replacement of finished materials.

LEGAL: See Exhibit 'A'

APPLICANT: 5900 Collins Avenue Condo Association 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. 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 consistent with the Design Review 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 in Section 7.1.2.4(a)(i) of the Land Development Regulations.
- D. The project will remain consistent with the criteria and requirements 2.5.3.1 and/or Section 7.1.2.4(a)(i) with the following conditions:
 - a. The final design, materials and details of the proposed water feature 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 final design, material, color and details, including samples, of the “Naturali Stone” granite tile in the “Molokai Flamed/Brushed” finish proposed for the water feature 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 design, details and colors, including samples, of “Diamond Brite” finish, to match the wall tile, proposed for the water basin 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. 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.
- 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.

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. *Variations*’ noted above.

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

- D. 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.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. 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 Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Existing Fountain Fixture Exterior Renovation" as prepared by **Austin Fox Architecture**, signed, sealed and dated September 19, 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 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

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