

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: December 11, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB24-1142
1000 South Pointe Drive

An application has been filed requesting design review approval for modifications to the façade and exterior areas of an existing residential apartment building. Specifically, the applicant is requesting to renovate the façade, change signage, and provide a new guard house.

RECOMMENDATION:

Approval

LEGAL DESCRIPTION:

See Exhibit A

SITE DATA:

Zoning: CPS-4
Future Land Use: RM

SURROUNDING PROPERTIES:

East: 7-story multi-residential building | 1-story commercial
North: 33-story multi-residential building
South: 32-story multi-residential building
West: Miami Beach Marina | Government Cut | Biscayne Bay

EXISTING PROPERTY:

37-story multi-residential building

THE PROJECT:

The applicant has submitted plans entitled "Murano at Portofino" as designed by **Arquitectonica**, dated October 12, 2025.

The applicant is proposing modifications to the façade, change signage, and provide a new guard house.

COMPLIANCE WITH ZONING CODE:

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

- The monument sign shall comply with the maximum sign area and height requirements of sec. 6.2.7 of the Resiliency 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.

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

- 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).

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.

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).

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.
Satisfied
- 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 modifications and enhancements to the entrance area of the existing 37-story multi-family residential building, Murano at Portofino. The subject property is located at the southern terminus of Alton Road, and fronts the Miami Beach Marina. The proposed work is at the property's entrance area, located to the south of the building. The aesthetic enhancements and modifications include the entrance driveway, the building entrance, landscape improvements that include a dog park, the construction of a new guard house, and the modifications to the existing monument sign.

The applicant is proposing to replace the existing driveway, entering the site into the circular drop-off, with new charcoal and pewter pavers laid in an uneven striped pattern. A new, defined pedestrian walkway of pewter colored pavers is also proposed to transverse the existing sidewalk and delineate a path to the Murano Beach Club.

This application also proposes to demolish the existing porte-cochere and replace it with a new trapezoidal canopy, supported by irregular hexagon-shaped concrete columns at each end and finished in smooth white stucco to match existing building color. New brushed limestone tiles define the exterior entrance floor that leads to a new entrance sliding glass door system detailed with bronze clad fin walls and a projecting bronze clad eyebrow.

Within the entrance driveway's median, the applicant is proposing a new 67 square foot guard house. The flat roof structure has a sliding glass door entrance and corner band windows. It is finished in a brushed limestone over CMU substrate and features a bronze clad eyebrow running along the entire perimeter of the structure, just above the windows and below the roof parapet. The applicant is also proposing additional landscape within the median to soften the impact of the new structure and to better incorporate it into the overall site.

The last item that the applicant is proposing to modify is the monument sign located to the south of the vehicular entrance. The applicant proposes partial demolition of the existing sign, specifically its side pillars with urns, planters, full demo of the front wall, and demolition of the backwall. In its place, the applicant proposes a more contemporary monument sign that is refaced in limestone. Centered within the wall is a bronze building logo, followed below with individual letters, pin-mounted in bronze finish spelling "MURANO," and below that in a smaller font "1000 South Point Drive," running the equal length of "MURANO."

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**, 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"

SURVEY LIMITS/LEGAL DESCRIPTION:

Lots 1 through 7, Inclusive and East 30.00 feet of Lot 8 in Block 111, of "OCEAN BEACH FLORIDA ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 2, at Page 81, in the Public Records of Dade County; together with the accretion thereto.

And:

That part at Biscayne Street (also known as Biscayne Avenue) as shown on said Plat of "OCEAN BEACH FLORIDA ADDITION NO. 3", lying Westerly of the Southerly projection of the West Right of Way line of Jefferson Avenue as shown on said plat and being bounded on the West by Biscayne Bay.

And:

All that part of the North 132.00 feet of Section 10, Township 54, Range 42 East, described as: Beginning at a point on the Northern boundary of said Section 10, which is intersection by the Easterly Boundary of Jefferson Avenue extended Southerly across Biscayne Street as a Point or Place of Beginning; thence Southerly containing the Easterly boundary of Jefferson Avenue extended for a distance of 132.00 feet to a point; thence Westerly 208.1 feet more or less along a line parallel to and 132.00 feet Southerly from the Northern line of said Section 10 to Biscayne Bay; thence Northwestery meandering the bay to the intersection of the Northern line of Section 10; thence Easterly along the Northern line of Section 10, 285.00 feet more or less to the Point or Place of Beginning; (the Northernly boundary of said section 10 being common with the Southerly boundary of Biscayne Street), also described as; all of that part of the North 132.00 feet of Section 10, Township 54 South, Range 42 East, known as Tract A or The Smith Company Bay Front Tract, more particularly described as follows, to wit: Bounded on the North by the Northern line of said Section 10; on the East by the East line of Jefferson Avenue extended; bounded on the South by a line parallel to and distant 132.00 feet South of the Northern line of said section 10, and bounded on the West by Biscayne Bay, together with the accretion thereto.

The aforementioned parcel being more particularly described as follows:

Commence at a point on the northern boundary of Section 10, Township 54, Range 42 East at the intersection of the Easterly boundary of Jefferson Avenue right of way at the Southern boundary of Biscayne Street right-of-way, which is the POINT OF BEGINNING of the following described parcel; thence S87°38'57"W for 70.0 feet; thence N01°55'19"W for 227.29 feet; thence N32°12'16"W for 381.66 feet; thence S57°47'16"W for 300.00 feet; thence S32°12'16"E for 379.28 feet; thence S32°12'16"E for 244.44 feet; thence N87°38'57"E for 206.98 feet; thence N01°55'19"W for 132.00 feet to a POINT OF BEGINNING.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: **1000 South Pointe Drive** 02-4203-251-0001
02-4203-251-0002

FILE NO: DRB25-1142

IN RE: An application has been filed requesting design review approval for modifications to the façade and exterior areas of an existing residential apartment building. Specifically, the applicant is requesting to renovate the façade, change signage, and provide a new guard house.

LEGAL: See attached "Exhibit A"

APPLICANT: Murano at Portofino Condominium 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 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:
 2. Revised elevation, site plan and floor plan drawings for the proposed modifications to the existing residential building shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The final color, design and details of the new porte-cochere 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, details and colors, including samples, of the charcoal and pewter pavers in a striped patten proposed for the entrance driveway 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, finish, color and details, including material samples and color, of the stone tile proposed for the exterior building entrance floor 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 and details of the new sliding glass doors proposed for the building entrance 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 proposed “blue-green” tinted glass for the new sliding glass door system shall match the existing’s building’s glass and a material sample 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 design, finish, and details, including material samples and color, of the bronze-clad fins flanking the entrance doors 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. The final design, finish, and details, including material samples and color, of the bronze-clad eyebrow proposed over the new entrance doors 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.
- h. The final design, finish, and details, including material samples and color, of the bronze eyebrow 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.
- i. The final design and details of the proposed new guard house 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.
- j. The final design, finish, color and details, including material samples and color, of the “brushed limestone” tile proposed for the guard house walls 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.

- k. The final design and details, including material samples and color, of the bronze clad paneled system eyebrows proposed for the guardhouse 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.
 - l. The final design, details and materials, including material samples and color, of the proposed monument sign 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.
 - m. 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.
 - n. 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. 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.
 - 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.

I. Variance(s)

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

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.

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. All allowable construction signage shall be attached to or situated behind the construction fence, in accordance with Section 6.3.2 of the Land Development Regulations.
- F. The applicant shall coordinate with the City's Parking Department for any modifications or elimination of existing on-street parking spaces, prior to the issuance of a building permit.
- G. 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.
- H. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- I. 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.

- J. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- K. 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.
- L. 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.
- M. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- N. 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.
- O. 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.
- P. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- Q. 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 Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Murano at Portofino, Ground Level Renovation" as designed by **Arquitectonica**, dated October 12, 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.

Dated _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
Rogelio A. Madan, AICP
Development & Resiliency Officer
For the Chair

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Rogelio A. Madan, AICP, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name

Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL}

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the
Design Review Board on _____ ()

Exhibit "A"

SURVEY LIMITS/LEGAL DESCRIPTION:

Lots 1 through 7, Inclusive and East 30.00 feet of Lot 8 In Block 111, of "OCEAN BEACH FLORIDA ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 2, at Page 81, in the Public Records of Dade County; together with the accretion thereto.

And:

That part at Biscayne Street (also known as Biscayne Avenue) as shown on said Plat of "OCEAN BEACH FLORIDA ADDITION NO. 3", lying Westerly of the Southerly projection of the West Right of Way line of Jefferson Avenue as shown on said plat and being bounded on the West by Biscayne Bay.

And:

All that part of the North 132.00 feet of Section 10, Township 54, Range 42 East, described as: Beginning at a point on the Northern boundary of said Section 10, which is intersection by the Easterly Boundary of Jefferson Avenue extended Southerly across Biscayne Street as a Point or Place of Beginning; thence Southerly containing the Easterly boundary of Jefferson Avenue extended for a distance of 132.00 feet to a point; thence Westerly 208.1 feet more or less along a line parallel to and 132.00 feet Southerly from the Northern line of said Section 10 to Biscayne Bay; thence Northwesterly meandering the bay to the intersection of the Northern line of Section 10; thence Easterly along the Northern line of Section 10, 285.00 feet more or less to the Point or Place of Beginning; (the Northerly boundary of said section 10 being common with the Southerly boundary of Biscayne Street), also described as; all of that part of the North 132.00 feet of Section 10, Township 54 South, Range 42 East, known as Tract A or The Smith Company Bay Front Tract, more particularly described as follows, to wit: Bounded on the North by the Northern line of said Section 10; on the East by the East line of Jefferson Avenue extended; bounded on the South by a line parallel to and distant 132.00 feet South of the Northern line of said section 10, and bounded on the West by Biscayne Bay, together with the accretion thereto.

The aforementioned parcel being more particularly described as follows:

Commence at a point on the northern boundary of Section 10, Township 54, Range 42 East at the intersection of the Easterly boundary of Jefferson Avenue right of way at the Southern boundary of Biscayne Street right-of-way, which is the POINT OF BEGINNING of the following described parcel; thence S87°38'57"W for 70.0 feet; thence N01°55'19"W for 227.29 feet; thence N32°12'16"W for 381.66 feet; thence S57°47'16"W for 300.00 feet; thence S32°12'16"E for 379.28 feet; thence S32°12'16"E for 244.44 feet; thence N87°38'57"E for 206.98 feet; thence N01°55'19"W for 132.00 feet to a POINT OF BEGINNING.