

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: DRB25-1140
7710 Collins Avenue

An application has been filed requesting Design Review Approval for the construction of a new five (5) story apartment-hotel, including one or more waivers, to replace existing buildings.

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lot 5, Block 22, of "CORRECTED PLAT ALTOS DEL MAR NO. 1," According to the Plat thereof as recorded in Plat Book 31, at Page 40, of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning: RM-1
Future Land Use: RM-1
Lot Size: 8,750 SF
Proposed FAR: 12,249 SF/ 1.39
Maximum FAR: 12,250 SF/ 1.4
*As represented by the applicant
Height:
Proposed: 55'/5-Story*
Maximum: 55'*
Highest Projection: 69'*
* Measured from BFE + 5' Freeboard

Existing Use: Multi-Family
Residence
Proposed Use: Apartment hotel
(1 Apartment unit,
14 Hotel units)

Required Parking: 0
Provided Parking: 9 Spaces

Grade: +5.92' NGVD
Base Flood Elevation: +8.00' NGVD
Future Crown of the Road: +4.4' NGVD
Finished Floor Elevation: +9' NGVD

Surrounding Properties:

North: Multi-family residential
East: Single-family residential
South: Multi-family residential
West: Multi-family residential

THE PROJECT:

The applicant, 7710 Collins Avenue LLC, submitted plans entitled "Collins Apartments", as prepared by Kobi Karp Architecture and Interior Design, Inc., dated October 12, 2025.

The Planning Board is scheduled to consider the project for conditional use approval for the inclusion of mechanical parking on December 9, 2025 (PB25-0802). Staff will update the

board as to the decision of the Planning Board.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the applicable provisions of the Land Development Regulations of the City Code (LDRs). This shall not be considered final zoning review or approval; the plans submitted for building permit shall require final review and verification by the Zoning Administrator for compliance with all applicable provisions of the LDRs prior to the issuance of a Building Permit.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposal is consistent with the applicable provisions of the Future Land Use Map of the Comprehensive Plan.

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; 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).

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.

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.

Satisfied

- 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.

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

STAFF ANALYSIS:
DESIGN REVIEW

The applicant is proposing to construct a new five-story apartment-hotel to replace an existing two-story residential building. The development includes a total of fifteen units, including fourteen hotel rooms and one residential apartment. A rooftop pool is proposed for residents and guest use.

The subject site is an interior parcel that fronts the west side of Collins Avenue. To the north and south of the subject parcel there are existing four and five-story apartment buildings. To the west, across Collins Court, is a two-story apartment building. To the east, across Collins Avenue is the single-family Altos del Mar neighborhood. The scale of the proposed building is consistent with the established context of the adjacent buildings on the west side of Collins Avenue.

The architectural design incorporates a modern aesthetic with facades consisting of glass balconies, glass fiber reinforced concrete fascia on the balconies, and aluminum wood finishes on the underside of the balconies to soften the design. The second and third-floor terraces contain open-air cut-throughs, reducing the building's visual mass and enhancing the pedestrian experience. The fourth and fifth floors are stepped back to reduce bulk and improve compatibility with adjacent structures.

The proposed rooftop pool has a limited visual impact and significant landscaping within the front setback softens the ground view at the pedestrian level. Overall, staff is supportive of the proposed design.

The main entrance lobby is oriented towards Collins Avenue, providing direct and convenient access. Vehicular access, including entry to the parking area, is limited to Collins Court to minimize traffic impacts on Collins Avenue. The project includes ten parking spaces, of which nine spaces will be provided with mechanical lifts and a tandem parking space system. As a result of the mechanical and tandem spaces, parking will be provided through valet service. To support multimodal transportation and reduce reliance on personal vehicles, the project provides ten long-term bicycle parking spaces, six short-term bicycle racks, and three designated scooter parking spaces. Additional recommendations regarding transportation are included in the attached memorandum from the Transportation Department and are included in the attached draft order.

In summary staff is supportive of this application and recommends approval subject to the conditions in the attached draft order.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** of the design subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Sea Level Rise criteria.

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

TRANSPORTATION & MOBILITY DEPARTMENT

Tel: 305.673.7514

MEMORANDUM

TO: Thomas R. Mooney, AICP, Director, City of Miami Beach Planning Department

FROM: José R. González, P.E., Director, City of Miami Beach Transportation & Mobility Department

DS
JRG

DATE: November 25, 2025

SUBJECT: 7710 Collins Avenue – Traffic Impact Statement – PB25-0382/DRB25-1140/TRN25-0041

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Statement, submitted by the applicant as part of the Planning Board and Design Review Board application, for the proposed redevelopment of an existing site with two (2) low-rise multifamily residential units, into one (1) mid-rise multifamily residential unit and a 14-room hotel.

The project build-out year is anticipated to be 2027. The Traffic Impact Statement associated with this project was performed in accordance with the City of Miami Beach's requirements and the approved methodology.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed development is expected to generate four (4) net new weekday A.M. peak hour trips and six (6) net new weekday P.M. peak hour trips.

Based on the low number of additional net new trips during the week's AM and PM peak hours, no traffic operational analyses were completed for any nearby intersections, including the project's access driveways.

Valet Operations Analysis

The proposed valet station will be located on the ground floor of the site within private property.

The results of the Valet Operations Analysis indicate that the on-site valet station provides two (2) valet drop-off/pick-up stacking spaces and two (2) temporary storage spaces to allow for two (2) vehicles to be unloaded from the mechanical stacker temporarily to accommodate the operations of the stacker.

A queue length of at least two (2) vehicles requires a minimum of one (1) valet runner during peak times, to ensure queuing does not extend into the public right-of-way. Valeted vehicles will be parked in the eight (8) mechanical stacker parking spaces provided. Note that valet parking services will be staffed 24 hours a day, 7 days a week.

Parking Analysis

According to the City of Miami Beach Land Development Regulations, the proposed redevelopment does not have a parking requirement. However, eight (8) mechanical lift parking spaces and one (1) ADA parking space will be provided. The project will provide valet parking services for the residential unit and the hotel guests.

Loading and Refuse Operations Analysis

The project's loading and refuse operations will occur in the alley along the west side of the site. Loading and refuse vehicles utilizing the alley will enter 78 Street and travel southbound to exit the alley on 77 Street. Dumpsters will be rolled out into the alley to be unloaded.

Note that all loading and refuse maneuvers will be performed on-street, and no accommodation for solid-waste trucks or other larger vehicles was provided as part of the site's interior circulation plan.

Multimodal Trips

The nearest Citi Bike station is located on the north side of 76 Street, east of Collins Avenue, approximately a 3-minute walk from the project site.

Miami-Dade County Metrobus Route #100, and the free City of Miami Beach Trolley Mount Sinai, Collins Express, and North Beach Loops operate in close proximity to the project site. The nearest transit stop is located on the east side of Collins Avenue, south of 77 Street, approximately a 2-minute walk from the project site.

Transportation Demand Management (TDM) Strategies

Future residents are expected to travel to and from the project site by private vehicle, by taxi/rideshare, by public transit, by bike, and by walking. To encourage additional multimodal trips to and from the project site, the applicant will commit to the following:

- Providing six (6) short-term bicycle parking spaces.
- Providing three (3) scooter parking spaces.

Conditions of Approval

1. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Statement dated October 2025, prior to the issuance of a building permit.
2. The applicant shall commit to providing a minimum of one (1) valet attendant during the site's A.M. and P.M. peak periods, respectively. The number of attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.
3. The applicant shall commit to providing valet service 24 hours a day, 7 days a week.

Conclusion

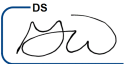
The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Statement dated October 2025 for 7710 Collins Avenue at this time.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

CC: Ghassan Choueiry, P.E., Senior Transportation Engineer, City of Miami Beach
Transportation & Mobility Department

Initial


Grant Webster, Transportation Planner, City of Miami Beach Transportation & Mobility
Department

DS


DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY / FOLIO: **7710 Collins Avenue** / 02-3202-004-1090

FILE NO: DRB25-1140

IN RE: An application has been filed requesting Design Review Approval for the construction of a new five (5) story apartment-hotel, including one or more waivers, to replace existing buildings.

LEGAL: Lot 5, Block 22, of "CORRECTED PLAT ALTOS DEL MAR NO. 1," According to the Plat thereof as recorded in Plat Book 31, at Page 40, of the Public Records of Miami-Dade County, Florida.

APPLICANT: 7710 Collins Avenue, LLC

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 partially consistent with Design Review Criteria 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 partially consistent with Sea Level Rise Criteria 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 multi-family residential building shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The design and material details of the metal louver fence 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 color, design and details of the rooftop mechanical equipment screening 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 the white glass fiber reinforced concrete proposed on the elevations 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, including material samples and color, of the wood aluminum finishes proposed on the front (east) and side (north and south) and rear (west) elevations 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 design, color and details of the proposed glass balconies 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. 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.

- I. 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. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Statement dated October 2025, prior to the issuance of a building permit.

- B. The applicant shall commit to providing a minimum of one (1) valet attendant during the site's A.M. and P.M. peak periods, respectively. The number of attendants should be adjusted when higher-than-normal peak demands are encountered to accommodate all vehicular queues on-site.

- C. The applicant shall commit to providing valet service 24 hours a day, 7 days a week.

- 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, in accordance with Section 6.3.2 of the Land Development Regulations.
- I. 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.
- J. 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.
- K. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- L. 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.
- M. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- N. 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.
- O. 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.
- P. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- Q. 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.

- R. 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.
- S. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- T. 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 "Collins Apartments", as prepared by **Kobi Karp**, dated, signed and sealed October 10, 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

