

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: October 1, 2024

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **DRB23-0978**  
**630 Alton Road – aka 600 Alton Road**

An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of two one-story commercial buildings, including one or more waivers, to replace the existing sales center on the site.

#### **RECOMMENDATION:**

Approval with conditions.

#### **LEGAL DESCRIPTION:**

Lots 29 through 32, inclusive, less the west 9.40 feet thereof, Block 2, "Amended Plat Fleetwood Subdivision", According to the Plat thereof, as recorded in Plat Book 28 at Page 34, of the Public Records of Miami-Dade County, Florida.

#### **BACKGROUND**

On December 12, 2018, the City Commission approved an amendment to the Land Development Regulations to establish the Alton Road Gateway Area Development Regulations for the CD-2 zoning district. This amendment was a companion to a development agreement that allowed for a street vacation (6<sup>th</sup> Street between Alton Road and West Avenue) to create a large, unified development site and accommodate a 519-foot-tall tower and a three (3) acre public park between 500 and 700 Alton Road.

On May 7, 2019, and subsequently on June 4, 2019, the Design Review Board reviewed and approved the plan for the proposed retail structure at the corner of the former 6<sup>th</sup> Street right-of-way and Alton Road, pursuant to DRB18-0354.

#### **SITE DATA:**

Zoning: CD-2, Commercial  
Medium Intensity

Future Land Use: CD-2  
Unified Lot Size: 286,242 SF  
Project Lot Size: 33,915 SF  
Proposed FAR: 10,780 SF

Height:  
Proposed: 34'-0"\*

Maximum: 40'-0"

\*As measured from DFE, or BFE +1

Retail/ F&B: 11,694 SF

Parking:  
Proposed: 12 spaces\*

Required: 39 spaces\*

\*27 parking spaces located in 500 Alton parking garage

Proposed Use:

#### **ADJACENT LAND USES:**

East: Commercial and parking

North: Residential multi-family building

South: 500 Alton Road  
West: Multi-family residential

**THE PROJECT:**

The applicant has submitted plans entitled "600 Alton Road Retail / F&B", as prepared by **Arquitectonica**, signed, sealed and dated 08/02/2024.

The applicant is proposing modifications to an existing design review approval for a two-story commercial building. The revised design reduces the height and footprint of the commercial uses and replaces the previously approved two-story structure with two, separate one-story buildings. Additionally, the applicant is proposing a reduction of surface parking on the site by providing some of the required parking in the 500 Alton Road garage.

**CONSISTENCY WITH COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **commercial use** appears to be **consistent** with the Future Land Use Map of the 2025 Comprehensive Plan.

**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 / landscape 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 article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.  
**Satisfied**
- f. The proposed structure, 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 safety 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.  
**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 General Ordinances 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 comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

**Satisfied**

**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.

**Satisfied**

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

**ANALYSIS:**  
**DESIGN REVIEW**

The applicant is proposing modifications to a previously approved project for the construction of two (2) one-story commercial buildings, which will replace an existing sales center for the 5 Park Development. The 630 Alton Road development is the retail component of 5 Park, a mixed-use development featuring a luxury 44-story residential tower, located at the southeast corner of the 600 block. The project approved in 2019 contained a single, two-story pavilion; the applicant is now proposing two, single-story buildings.

As proposed, the site features a plaza along Alton Road with pathways meandering through landscape to a central breezeway that separates the two pavilions, allowing visitor access to a plaza overlooking Canopy Park. Designed in a contemporary style that compliments the adjacent tower, the two pavilions are amorphously shaped with floor to ceiling glass walls that are accented by wood-like cladding. Expansive curvilinear eaves encircle both buildings, uniting them at the entrance breezeway with an open trellis. Staff is highly supportive of the proposed modifications to the overall plan and exterior design of the pavilion building, as it has the potential to create a stronger integration between the 5 Park development and Canopy Park.

Notwithstanding the success of the proposed revisions to the pavilion structure, staff is not supportive of the proposal to convert the previously approved parallel parking spaces into a suburban style surface parking lot, with 90-degree parking spaces. To this end, staff has consistently expressed very serious concerns with the introduction of a surface parking lot adjacent to the city park space. There is ample room within the garage of the 5-Park tower to accommodate all the required parking for the proposed residential tower and any parking that may be required for the retail pavilion. Further, staff believes that providing parking within the 600 block is not necessary for the following fundamental planning reasons:

- There is a fully accessible, public parking facility immediately across the street at 5th Street and Alton Road, as well as a publicly accessible parking structure less than 2 blocks to the north at 9<sup>th</sup> Street and West Avenue.
- The park and limited commercial uses need to be designed to promote and accommodate non-vehicular forms of modality such as walking, cycling, micro-mobility and transit. The City has re-prioritized its transportation modality hierarchy, specifically to highlight pedestrian movement and walkability, as well as promote non-vehicular forms of transportation. Placing a surface parking lot within an urban park is completely counter to this effort. Users of the park, and the accessory retail building, should be encouraged to walk, trolley, use a ride-share, or bike to access the park.
- Surface parking is completely incongruous with a sustainable, urban park. Additionally, a large curb cut to accommodate vehicular access bisects the sidewalk on the north side of the former 6<sup>th</sup> Street ROW, and encourages drivers to seek surface parking spaces. This creates additional conflicts for non-vehicular modes of transportation.

Staff continues to believe that the modifications proposed to accommodate a surface parking lot with 90-degree spaces prevents the retail pavilion from being able to fully integrate, engage and provide appropriate activation for the park space, as it creates a physical barrier in the form of a suburban, strip mall parking lot. New construction of buildings, citywide, does not emulate failed suburban models such as this. As the proposed park is within an urban area, with a fully defined

street and sidewalk grid, its design should reflect its setting.

To fully complete this project, and not create a future eyesore within the park, the removal of this suburban relic, and replacement with a more refined and appropriate integration of the park, is recommended. As noted in the attached draft order, staff recommends the proposed surface parking lot either be eliminated or replaced with a more urbanistically appropriate parallel space option, as previously approved by the DRB in 2019.

In the event that the DRB should allow a surface parking lot with 90-degree spaces, in some form, staff would strongly recommend that the details of the proposal be significantly refined. This should include, but not be limited to, the replacement of the proposed standard wheel stops with bollards or a continuous curb with landscape for a 2-foot vehicle overhang. Also, the demarcation of the parking spaces should consist of changes in the color of the pavers, and not surface paint. These changes, while not ideal, would allow for the appearance of a parking court, and improve the integration between the west and south sides of the pavilion and the park.

Staff encourages the Board to carefully review the surface parking lot proposed to the west of the retail pavilion within the design context of the overall project, and not based upon the desire of the applicant to have convenience parking. While a relatively small part of the overall development project from a land area standpoint, the surface parking lot, as proposed, will have an enormous negative impact on the overall aesthetics, form, use, and urban character of the project.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the landscape plans of 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.

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: October 1, 2024

PROPERTY/FOLIO: **630 Alton Road – aka 600 Alton Road 02-4203-001-0100**

FILE NO: DRB23-0978

LEGAL: Lots 29 through 32, inclusive, less the west 9.40 feet thereof, Block 2, “Amended Plat Fleetwood Subdivision”, According to the Plat thereof, as recorded in Plat Book 28 at Page 34, of the Public Records of Miami-Dade County, Florida.

IN RE: An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of two one-story commercial buildings, including one or more waivers, to replace the existing sales center on the site.

APPLICANT: TCH 500 Alton, 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 inconsistent with Design Review Criteria i and s in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is 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:
  - 1. The property shall comply with all of the conditions of the previous approvals enumerated in the Final Order for DRB18-0354 dated May 7, 2019 and June 4, 2019, for the proposed development, except where inconsistent with this Order.



2. Revised elevation, site plan, and floor plan drawings for the proposed new commercial buildings at 630 (600) Alton Road shall be submitted, at a minimum, such drawings shall incorporate the following:
  - a. The surface parking lot to the south and west of the retail pavilions shall not be approved as proposed. Such surface parking lot shall be eliminated in its entirety or reconfigured into a parallel parking space arrangement. The parallel parking space arrangement may include ride share drop-off and pick-up, as well as a turn-around on the north side, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - b. All driveways, drive aisles and parking space areas that are open to the sky shall be composed of pavers set in sand and match the surface materials used for all pedestrian plaza and walkway areas abutting the vehicular parking spaces. The use of asphalt within driveways, drive aisles or parking spaces shall be prohibited.
  - c. The final color, material, and design details of the exterior wood, or wood/like, cladding 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 color, material, and design details of the metal screening along the perimeter of the roofs, screening the mechanical equipment, 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 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.
  - 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.
3. A revised landscape plan shall be prepared by and bear the seal of a Landscape Architect licensed to practice in the State of Florida. The corresponding landscape plans shall be submitted to and approved by staff. At a minimum, landscape plans shall comply with Chapter 46 Tree Preservation and Protection Ordinance of the City Code and Chapter 2, Landscape Requirements of the Land Development Regulations and shall incorporate the following:
  - a. Prior to the issuance of a building permit, the applicant shall submit a tree survey and tree disposition plan that includes the approved tree protection fencing detail for existing mature trees and palms to remain. Such plans shall be subject to the review and approval of staff. A tree work permit shall be obtained prior to the removal of any existing trees and palms according to the Chapter 46 Ordinance.

- b. In addition to the tree survey and tree disposition plan, a Tree Resource Evaluation Report prepared by an ISA Certified Arborist shall be submitted for the subject property. Every effort shall be made to protect and preserve existing mature trees on site. Architectural and site design shall be developed in such a way to protect, preserve, and retain existing specimen trees in their current location.
- c. In new construction projects, street trees are required within the public right of way. Street trees are in addition to the required lot trees according to the Chapter 2 Landscape Ordinance. All proposed street tree plantings shall be reviewed and approved by the Public Works Department and a right of way permit shall be obtained prior to any plantings in the right of way.
- d. Suspended paver systems such as Silva Cells or equal shall be installed where street trees are planted in right of way sidewalk and other hardscape areas in a manner to be reviewed and approved by staff. Suspended paver systems shall be clearly delineated in the landscape plans. Structural soils may be considered where proposed trees are located immediately adjacent to large open space areas.
- e. Root guards or barriers shall be installed to protect utilities and structures within close proximity of proposed tree plantings. The root guards shall be clearly delineated in the landscape plans and shall be reviewed and approved by staff.
- f. Irrigation systems shall be designed and installed corresponding to the water requirements of the proposed plantings and as required in the Chapter 2 Landscape Ordinance. The irrigation system shall be extended into the public right of way. A rain shut off device is required to be installed as part of the irrigation system.
- a. 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.
- b. 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.
- g. Prior to the issuance of a Certificate of Occupancy, the Project Landscape Architect shall verify in writing that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

h.

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.

## **II. 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.**

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

- A. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit
- B. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant Section 7.1.3.2 of the Land Development Regulations. This fee is set as a percentage of the cost of construction.
- C. 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.
- D. 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.
- E. 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.

- F. 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.
- G. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- H. 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.
- I. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- J. 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.
- K. 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.
- L. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- M. 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.
- N. 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.
- O. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- P. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the revised plans, entitled "600 Alton Road Retail / F&B", as prepared by **Arquitectonica**, signed, sealed and dated 08/02/2024, 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                      )

COUNTY OF MIAMI-DADE )SS  
)

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.

{NOTARIAL SEAL}

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

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

Filed with the Clerk of the  
Design Review Board on \_\_\_\_\_ ( )