

# MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139  
Tel: (305) 673-7550, Fax: (305) 673-7559

May 22, 2017

Law Offices of  
Kent Harrison Robbins  
242 Northeast 27th Street  
Miami, FL 33137

**Subject: Request for Zoning Verification-Parking Calculations and Use  
Casablanca Villas at 6343 – 6363 Indian Creek Drive  
Miami Beach, Florida  
Folio No. 02-3211-093-0001**

Dear Mr. Robbins:

This correspondence is in response to your request dated on April 27, 2017 for a zoning determination letter pertaining to the above noted property. The following is a response to the 8 separate questions noted in your letter.

**1. How many of the existing DRB/Planning Department approved parking spaces in the building are required to be accessory to the approved 44 condominium residential apartment units on the site and only to those residential units?**

The apartment building at 6362 Collins Ave (aka 6343 - 6363 Indian Creek Drive) is located in the RM-2 zoning district and was constructed pursuant to building permit B0803378. At the time of this building permit, the required off-street parking for the apartment building was determined to be 65 parking spaces, based on a parking calculation of 1.5 parking spaces per unit.

The required off-street parking for the apartment building was satisfied at the time of permit by providing 70 spaces on site. In addition to the 65 required parking spaces, five additional parking spaces were provided, for a total of 70 parking spaces, as the code allows for up to two (2) parking spaces per unit to be provided, without counting in the overall FAR. The 70 parking spaces provided on site are for the sole use of the residents of the structure, and may not be leased to or used by another entity.

Subsequent to the approval of this project in 2001 (pursuant to DRB File No. 14135), the parking requirement for apartment buildings was amended. If the same residential project was proposed today, the minimum parking requirement would be 76 parking spaces based on the unit size and guest parking requirements of the current code. As such, all of the parking spaces on the site are now considered required spaces.

**2. What commercial uses are allowed in the RM-2 zoning district for the lobby of the Casablanca condominium building?**

Apartment Buildings in the RM-2 district may have the following accessory uses pursuant to

Section 142-902, "Permitted accessory uses" of the City Code:

1. *Mechanical support equipment and administrative offices and uses that maintain the operation of the building.*
2. *Washers and dryers shall be located inside a structure or not visible from a right-of-way.*
3. *A dining room which is operated solely for the residents in the building shall be located inside the building and shall not be visible from the street with no exterior signs, entrances or exits except for" those required by the South Florida Building Code.*
4. *Public telephones and vending machines shall only be permitted to be located inside buildings; however, one public telephone may also be permitted outside, as long as it is not located in a required front yard, required side yard facing a street, or on a facade facing a street; the exact location and manner of placement of all public telephones shall be subject to design review approval. One automatic teller machine shall be permitted on the exterior walls of buildings, when associated with an accessory commercial use allowed under subsection 142-902(2)e., except in historic districts. The exact location and manner of placement for automatic teller machines shall be subject to design review approval.*
5. *Solarium, sauna, exercise studio, health club or massage service for use by residents or open to the public by an individual licensed by the state or other appropriate agencies.*
6. *Family day care centers as defined in subsection 142-905(b)(1).*
7. *One property management office for the purpose of managing residential units within the building as well as residential units located in other buildings under common beneficial ownership, as long as the total number of units does not exceed a maximum of 100 units.*
8. *Apartment buildings located in the RM-1, 2 or 3 districts are permitted to have religious institutions as a matter of right up to 199 person occupancy, and over that occupancy shall be a conditional use.*

Any accessory commercial use permitted above can be located on the lobby, first floor, or top floor of the building as long as there are not any apartment units on such levels.

3. **What are the maximum parking spaces that may be designated accessory to said commercial use either approved or that could be approved for the Casablanca lobby area?**

If an allowable accessory use was proposed at some point in the future, based on the current parking regulations in the City Code, none of the existing parking spaces on site could be used to satisfy applicable parking requirements for such future accessory use.

4. **Have there been or are there currently any Planning Department approved commercial uses for the lobby at the Casablanca?**

A review of City documents records shows that there are 44 residential apartment units in the subject building. Staff could not locate or find any records of a building permit or a business tax receipt (BTR) for any other uses on-site.

**5. What are the zoning and land development regulations code prerequisites for approval of a commercial use in an area of the lobby?**

If in the future, a portion of the lobby was proposed to be converted to an allowable commercial accessory use, the applicant would need to file an application for a building permit and change of use. If the proposed use was approved, and a building permit issued, the applicant would then be required to pay all the applicable fees, final the building permit, receive a Certificate of Occupancy and receive a Business Tax Receipt (BTR.)

**6. What are the zoning and land development regulations code prerequisites for approval of accessory parking for a commercial use in an area of the lobby?**

If an allowable accessory use was proposed to be located in the existing lobby at some point in the future, based on the current parking regulations in the City Code, such new use would have to provide all required parking within 500 feet of the subject site, in accordance with the applicable provisions of chapter 130 of the City Code. Alternatively, a parking in lieu fee could be provided to satisfy the off-street parking requirements of the proposed new use; the amount of the fee would depend upon the use proposed.

**7. Would the commercial use in the lobby require a certificate of use, certificate of occupancy as well as a BTR before any parking space may be deemed to be accessory to that commercial use?**

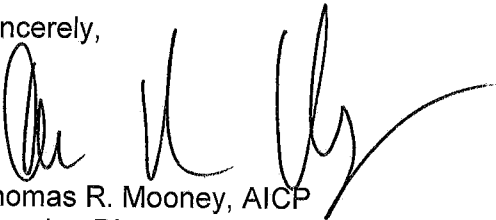
See answers to question 5 and 6 above. Under the parking requirements of the current code, none of the existing parking spaces would be able to be used to satisfy the off-street parking requirements for a future accessory use.

**8. If a commercial use was approved for the lobby, what are the procedural requirements for the designation of parking spaces for that commercial use?**

See answer to questions 6 and 7 above.

If we may be of any further assistance, please do not hesitate to contact this department again.

Sincerely,



Thomas R. Mooney, AICP  
Planning Director



The Law Offices of Kent Harrison Robbins

April 27, 2017

By Email to [ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)

By Email to [Swilliams2@miamibeachfl.gov](mailto:Swilliams2@miamibeachfl.gov)

By Hand Delivery

Mr. Thomas Mooney  
Planning and Zoning Director  
Miami Beach Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: Zoning Determination Letter  
Concerning Use of Lobby of Condominium Apartment Building for  
Commercial Purpose and Use of Accessory Parking Spaces

Dear Mr. Mooney:

I represent Casablanca Villas Condominium Association of Miami Beach, Inc., ("Casablanca.") representing a building located at 6363 Indian Creek Drive, Miami Beach Florida.

We are attaching the July 25, 2001 DRB order approving a six story, 43 unit condominium, DRB 14135. We are also attaching the related staff report dated July 11, 2001. Finally, we are attaching, by flash drive, what have been identified by your department as the approved building plans, signed by zoning on September 18, 2008, showing 44 residential condominium apartment units with 70 parking spaces. Sheet A1.0 states that there are 65 required parking spaces for the 44 units plus 2 accessible parking spaces. My simple calculation would indicate that there should be 66 parking spaces for the residential units based on 1.5 spaces per unit. An additional two spaces are for accessible parking. Seventy in total parking spaces are purportedly provided. The cover sheet of the building plans and Sheet A1.0 are attached to this letter for your reference.

In November of 2012, a person/entity related to the purported owner of the commercial unit purportedly located in the lobby was unlawfully using parking spaces at the above location as a valet parking storage for a valet service for the

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Casablanca Hotel across Collins Avenue. We were advised that the City cited that person/entity for that unlawful use.

This is a request for a zoning determination letter addressing the following questions related to the Casablanca:

1. How many of the existing DRB/Planning Department approved parking spaces in the building are required to be accessory to the approved 44 condominium residential apartment units on the site and only to those residential units?
2. What commercial uses are allowed in the RM-2 zoning district for the lobby of the Casablanca condominium building?
3. What are the maximum parking spaces that may be designated accessory to said commercial use either approved or that could be approved for the Casablanca lobby area?
4. Have there been or are there currently any Planning Department approved commercial uses for the lobby at the Casablanca?
5. What are the zoning and land development regulations code prerequisites for approval of a commercial use in an area of the lobby?
6. What are the zoning and land development regulations code prerequisites for approval of accessory parking for a commercial use in an area of the lobby?
7. Would the commercial use in the lobby require a certificate of use, certificate of occupancy as well as a BTR before any parking space may be deemed to be accessory to that commercial use?
8. If a commercial use was approved for the lobby, what are the procedural requirements for the designation of parking spaces for that commercial use?

My office is enclosing the required fee of \$1,000.00 for the zoning determination letter.

Sincerely,

A handwritten signature in black ink that reads "Kent Harrison Robbins". The signature is written in a cursive style with a long horizontal stroke at the end.

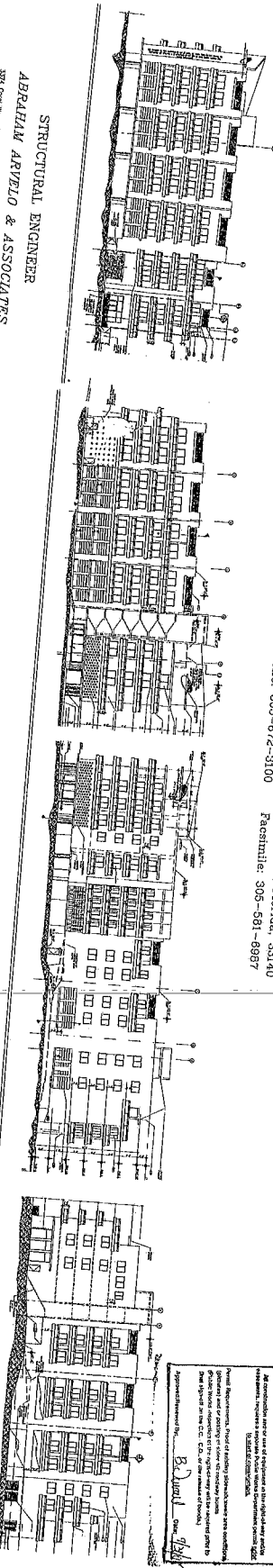
Kent Harrison Robbins

Attorney for Casablanca Villas Condominium Association of Miami Beach, Inc.

Enclosures

# CASABLANCA VILLAS

PROPERTY ADDRESS:  
 6363 Indian Creek Drive, Miami Beach, Florida, 33140  
 OWNER:  
 CASABLANCA VILLAS, L.L.C.  
 -6363 Indian Creek Drive, Miami Beach, Florida, 33140  
 Phone: 305-672-3100 Facsimile: 305-561-6887



STRUCTURAL ENGINEER  
**ABRAHAM ARVELO & ASSOCIATES**  
 3374 Dale Hwy, Miami Beach, FL 33140 (305) 444-5507 Fax: (305) 444-3149

ARCHITECT:  
**RAPHAEL D. BALLESTEROS, ARCHITECT, A.I.A.**  
 7470 SW 88TH PLACE, MIAMI, FLORIDA 33155 (305) 758-1998 FAX (305) 358-1950

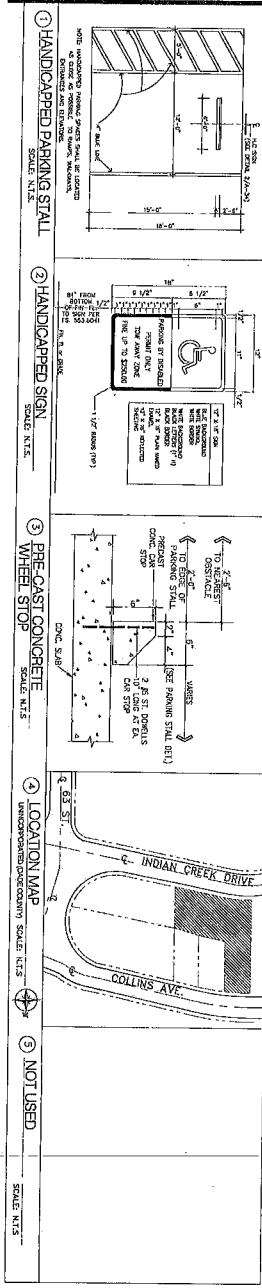
CIVIL, M. E. P. & P.S. ENGINEER  
**CMB ENGINEERS, INC.**  
 3742 SW 87 Avenue, Suite 102, Miami, Florida 33155 (305) 686-7779 Fax: (305) 686-8230  
 Florida License No. 0000002733  
 Professional Seal No. 0000002733  
 State of Florida License No. 0000002733

ARCHITECTURAL	STRUCTURE	CIVIL	LANDSCAPE	MECHANICAL	ELECTRICAL	PLUMBING	FIRE SPRINKLER	FIRE ALARM
A10 CONCRETE REINFORCING AND ANCHORAGES	S-1 DETAIL OF FLOOR & FOUNDATION PLAN	I-1 SITE PLAN	L-1 SITE PLAN	M-1 GENERAL FLOOR PLAN MECHANICAL PLAN	E-1 GENERAL FLOOR PLAN ELECTRICAL PLAN	P-1 GENERAL FLOOR PLAN PLUMBING PLAN	F-1 FIRE SPRINKLER GENERAL FLOOR PLAN	FA-1 FIRE ALARM GENERAL FLOOR PLAN
A11 JOIST SYSTEMS	S-2 SECOND FLOOR PLAN	I-2 SITE PLAN	L-2 SITE PLAN	M-2 SECOND FLOOR MECHANICAL PLAN	E-2 SECOND FLOOR ELECTRICAL PLAN	P-2 SECOND FLOOR PLUMBING PLAN	F-2 FIRE SPRINKLER SECOND FLOOR PLAN	FA-2 FIRE ALARM SECOND FLOOR PLAN
A12 THIRD FLOOR PLAN	S-3 THIRD FLOOR PLAN	I-3 SITE PLAN	L-3 SITE PLAN	M-3 THIRD FLOOR MECHANICAL PLAN	E-3 THIRD FLOOR ELECTRICAL PLAN	P-3 THIRD FLOOR PLUMBING PLAN	F-3 FIRE SPRINKLER THIRD FLOOR PLAN	FA-3 FIRE ALARM THIRD FLOOR PLAN
A13 FOURTH FLOOR PLAN	S-4 FOURTH FLOOR PLAN	I-4 SITE PLAN	L-4 SITE PLAN	M-4 FOURTH FLOOR MECHANICAL PLAN	E-4 FOURTH FLOOR ELECTRICAL PLAN	P-4 FOURTH FLOOR PLUMBING PLAN	F-4 FIRE SPRINKLER FOURTH FLOOR PLAN	FA-4 FIRE ALARM FOURTH FLOOR PLAN
A14 FIFTH FLOOR PLAN	S-5 FIFTH FLOOR PLAN	I-5 SITE PLAN	L-5 SITE PLAN	M-5 FIFTH FLOOR MECHANICAL PLAN	E-5 FIFTH FLOOR ELECTRICAL PLAN	P-5 FIFTH FLOOR PLUMBING PLAN	F-5 FIRE SPRINKLER FIFTH FLOOR PLAN	FA-5 FIRE ALARM FIFTH FLOOR PLAN
A15 SIXTH FLOOR PLAN	S-6 SIXTH FLOOR PLAN	I-6 SITE PLAN	L-6 SITE PLAN	M-6 SIXTH FLOOR MECHANICAL PLAN	E-6 SIXTH FLOOR ELECTRICAL PLAN	P-6 SIXTH FLOOR PLUMBING PLAN	F-6 FIRE SPRINKLER SIXTH FLOOR PLAN	FA-6 FIRE ALARM SIXTH FLOOR PLAN
A16 SEVENTH FLOOR PLAN	S-7 SEVENTH FLOOR PLAN	I-7 SITE PLAN	L-7 SITE PLAN	M-7 SEVENTH FLOOR MECHANICAL PLAN	E-7 SEVENTH FLOOR ELECTRICAL PLAN	P-7 SEVENTH FLOOR PLUMBING PLAN	F-7 FIRE SPRINKLER SEVENTH FLOOR PLAN	FA-7 FIRE ALARM SEVENTH FLOOR PLAN
A17 EIGHTH FLOOR PLAN	S-8 EIGHTH FLOOR PLAN	I-8 SITE PLAN	L-8 SITE PLAN	M-8 EIGHTH FLOOR MECHANICAL PLAN	E-8 EIGHTH FLOOR ELECTRICAL PLAN	P-8 EIGHTH FLOOR PLUMBING PLAN	F-8 FIRE SPRINKLER EIGHTH FLOOR PLAN	FA-8 FIRE ALARM EIGHTH FLOOR PLAN
A18 NINTH FLOOR PLAN	S-9 NINTH FLOOR PLAN	I-9 SITE PLAN	L-9 SITE PLAN	M-9 NINTH FLOOR MECHANICAL PLAN	E-9 NINTH FLOOR ELECTRICAL PLAN	P-9 NINTH FLOOR PLUMBING PLAN	F-9 FIRE SPRINKLER NINTH FLOOR PLAN	FA-9 FIRE ALARM NINTH FLOOR PLAN
A19 TENTH FLOOR PLAN	S-10 TENTH FLOOR PLAN	I-10 SITE PLAN	L-10 SITE PLAN	M-10 TENTH FLOOR MECHANICAL PLAN	E-10 TENTH FLOOR ELECTRICAL PLAN	P-10 TENTH FLOOR PLUMBING PLAN	F-10 FIRE SPRINKLER TENTH FLOOR PLAN	FA-10 FIRE ALARM TENTH FLOOR PLAN
A20 CONCRETE REINFORCING AND ANCHORAGES	S-11 DETAIL OF FLOOR & FOUNDATION PLAN	I-11 SITE PLAN	L-11 SITE PLAN	M-11 GENERAL FLOOR PLAN MECHANICAL PLAN	E-11 GENERAL FLOOR PLAN ELECTRICAL PLAN	P-11 GENERAL FLOOR PLAN PLUMBING PLAN	F-11 FIRE SPRINKLER GENERAL FLOOR PLAN	FA-11 FIRE ALARM GENERAL FLOOR PLAN
A21 JOIST SYSTEMS	S-12 SECOND FLOOR PLAN	I-12 SITE PLAN	L-12 SITE PLAN	M-12 SECOND FLOOR MECHANICAL PLAN	E-12 SECOND FLOOR ELECTRICAL PLAN	P-12 SECOND FLOOR PLUMBING PLAN	F-12 FIRE SPRINKLER SECOND FLOOR PLAN	FA-12 FIRE ALARM SECOND FLOOR PLAN
A22 THIRD FLOOR PLAN	S-13 THIRD FLOOR PLAN	I-13 SITE PLAN	L-13 SITE PLAN	M-13 THIRD FLOOR MECHANICAL PLAN	E-13 THIRD FLOOR ELECTRICAL PLAN	P-13 THIRD FLOOR PLUMBING PLAN	F-13 FIRE SPRINKLER THIRD FLOOR PLAN	FA-13 FIRE ALARM THIRD FLOOR PLAN
A23 FOURTH FLOOR PLAN	S-14 FOURTH FLOOR PLAN	I-14 SITE PLAN	L-14 SITE PLAN	M-14 FOURTH FLOOR MECHANICAL PLAN	E-14 FOURTH FLOOR ELECTRICAL PLAN	P-14 FOURTH FLOOR PLUMBING PLAN	F-14 FIRE SPRINKLER FOURTH FLOOR PLAN	FA-14 FIRE ALARM FOURTH FLOOR PLAN
A24 FIFTH FLOOR PLAN	S-15 FIFTH FLOOR PLAN	I-15 SITE PLAN	L-15 SITE PLAN	M-15 FIFTH FLOOR MECHANICAL PLAN	E-15 FIFTH FLOOR ELECTRICAL PLAN	P-15 FIFTH FLOOR PLUMBING PLAN	F-15 FIRE SPRINKLER FIFTH FLOOR PLAN	FA-15 FIRE ALARM FIFTH FLOOR PLAN
A25 SIXTH FLOOR PLAN	S-16 SIXTH FLOOR PLAN	I-16 SITE PLAN	L-16 SITE PLAN	M-16 SIXTH FLOOR MECHANICAL PLAN	E-16 SIXTH FLOOR ELECTRICAL PLAN	P-16 SIXTH FLOOR PLUMBING PLAN	F-16 FIRE SPRINKLER SIXTH FLOOR PLAN	FA-16 FIRE ALARM SIXTH FLOOR PLAN
A26 SEVENTH FLOOR PLAN	S-17 SEVENTH FLOOR PLAN	I-17 SITE PLAN	L-17 SITE PLAN	M-17 SEVENTH FLOOR MECHANICAL PLAN	E-17 SEVENTH FLOOR ELECTRICAL PLAN	P-17 SEVENTH FLOOR PLUMBING PLAN	F-17 FIRE SPRINKLER SEVENTH FLOOR PLAN	FA-17 FIRE ALARM SEVENTH FLOOR PLAN
A27 EIGHTH FLOOR PLAN	S-18 EIGHTH FLOOR PLAN	I-18 SITE PLAN	L-18 SITE PLAN	M-18 EIGHTH FLOOR MECHANICAL PLAN	E-18 EIGHTH FLOOR ELECTRICAL PLAN	P-18 EIGHTH FLOOR PLUMBING PLAN	F-18 FIRE SPRINKLER EIGHTH FLOOR PLAN	FA-18 FIRE ALARM EIGHTH FLOOR PLAN
A28 NINTH FLOOR PLAN	S-19 NINTH FLOOR PLAN	I-19 SITE PLAN	L-19 SITE PLAN	M-19 NINTH FLOOR MECHANICAL PLAN	E-19 NINTH FLOOR ELECTRICAL PLAN	P-19 NINTH FLOOR PLUMBING PLAN	F-19 FIRE SPRINKLER NINTH FLOOR PLAN	FA-19 FIRE ALARM NINTH FLOOR PLAN
A29 TENTH FLOOR PLAN	S-20 TENTH FLOOR PLAN	I-20 SITE PLAN	L-20 SITE PLAN	M-20 TENTH FLOOR MECHANICAL PLAN	E-20 TENTH FLOOR ELECTRICAL PLAN	P-20 TENTH FLOOR PLUMBING PLAN	F-20 FIRE SPRINKLER TENTH FLOOR PLAN	FA-20 FIRE ALARM TENTH FLOOR PLAN
A30 CONCRETE REINFORCING AND ANCHORAGES	S-21 DETAIL OF FLOOR & FOUNDATION PLAN	I-21 SITE PLAN	L-21 SITE PLAN	M-21 GENERAL FLOOR PLAN MECHANICAL PLAN	E-21 GENERAL FLOOR PLAN ELECTRICAL PLAN	P-21 GENERAL FLOOR PLAN PLUMBING PLAN	F-21 FIRE SPRINKLER GENERAL FLOOR PLAN	FA-21 FIRE ALARM GENERAL FLOOR PLAN
A31 JOIST SYSTEMS	S-22 SECOND FLOOR PLAN	I-22 SITE PLAN	L-22 SITE PLAN	M-22 SECOND FLOOR MECHANICAL PLAN	E-22 SECOND FLOOR ELECTRICAL PLAN	P-22 SECOND FLOOR PLUMBING PLAN	F-22 FIRE SPRINKLER SECOND FLOOR PLAN	FA-22 FIRE ALARM SECOND FLOOR PLAN
A32 THIRD FLOOR PLAN	S-23 THIRD FLOOR PLAN	I-23 SITE PLAN	L-23 SITE PLAN	M-23 THIRD FLOOR MECHANICAL PLAN	E-23 THIRD FLOOR ELECTRICAL PLAN	P-23 THIRD FLOOR PLUMBING PLAN	F-23 FIRE SPRINKLER THIRD FLOOR PLAN	FA-23 FIRE ALARM THIRD FLOOR PLAN
A33 FOURTH FLOOR PLAN	S-24 FOURTH FLOOR PLAN	I-24 SITE PLAN	L-24 SITE PLAN	M-24 FOURTH FLOOR MECHANICAL PLAN	E-24 FOURTH FLOOR ELECTRICAL PLAN	P-24 FOURTH FLOOR PLUMBING PLAN	F-24 FIRE SPRINKLER FOURTH FLOOR PLAN	FA-24 FIRE ALARM FOURTH FLOOR PLAN
A34 FIFTH FLOOR PLAN	S-25 FIFTH FLOOR PLAN	I-25 SITE PLAN	L-25 SITE PLAN	M-25 FIFTH FLOOR MECHANICAL PLAN	E-25 FIFTH FLOOR ELECTRICAL PLAN	P-25 FIFTH FLOOR PLUMBING PLAN	F-25 FIRE SPRINKLER FIFTH FLOOR PLAN	FA-25 FIRE ALARM FIFTH FLOOR PLAN
A35 SIXTH FLOOR PLAN	S-26 SIXTH FLOOR PLAN	I-26 SITE PLAN	L-26 SITE PLAN	M-26 SIXTH FLOOR MECHANICAL PLAN	E-26 SIXTH FLOOR ELECTRICAL PLAN	P-26 SIXTH FLOOR PLUMBING PLAN	F-26 FIRE SPRINKLER SIXTH FLOOR PLAN	FA-26 FIRE ALARM SIXTH FLOOR PLAN
A36 SEVENTH FLOOR PLAN	S-27 SEVENTH FLOOR PLAN	I-27 SITE PLAN	L-27 SITE PLAN	M-27 SEVENTH FLOOR MECHANICAL PLAN	E-27 SEVENTH FLOOR ELECTRICAL PLAN	P-27 SEVENTH FLOOR PLUMBING PLAN	F-27 FIRE SPRINKLER SEVENTH FLOOR PLAN	FA-27 FIRE ALARM SEVENTH FLOOR PLAN
A37 EIGHTH FLOOR PLAN	S-28 EIGHTH FLOOR PLAN	I-28 SITE PLAN	L-28 SITE PLAN	M-28 EIGHTH FLOOR MECHANICAL PLAN	E-28 EIGHTH FLOOR ELECTRICAL PLAN	P-28 EIGHTH FLOOR PLUMBING PLAN	F-28 FIRE SPRINKLER EIGHTH FLOOR PLAN	FA-28 FIRE ALARM EIGHTH FLOOR PLAN
A38 NINTH FLOOR PLAN	S-29 NINTH FLOOR PLAN	I-29 SITE PLAN	L-29 SITE PLAN	M-29 NINTH FLOOR MECHANICAL PLAN	E-29 NINTH FLOOR ELECTRICAL PLAN	P-29 NINTH FLOOR PLUMBING PLAN	F-29 FIRE SPRINKLER NINTH FLOOR PLAN	FA-29 FIRE ALARM NINTH FLOOR PLAN
A39 TENTH FLOOR PLAN	S-30 TENTH FLOOR PLAN	I-30 SITE PLAN	L-30 SITE PLAN	M-30 TENTH FLOOR MECHANICAL PLAN	E-30 TENTH FLOOR ELECTRICAL PLAN	P-30 TENTH FLOOR PLUMBING PLAN	F-30 FIRE SPRINKLER TENTH FLOOR PLAN	FA-30 FIRE ALARM TENTH FLOOR PLAN
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A41 JOIST SYSTEMS	S-32 SECOND FLOOR PLAN	I-32 SITE PLAN	L-32 SITE PLAN	M-32 SECOND FLOOR MECHANICAL PLAN	E-32 SECOND FLOOR ELECTRICAL PLAN	P-32 SECOND FLOOR PLUMBING PLAN	F-32 FIRE SPRINKLER SECOND FLOOR PLAN	FA-32 FIRE ALARM SECOND FLOOR PLAN
A42 THIRD FLOOR PLAN	S-33 THIRD FLOOR PLAN	I-33 SITE PLAN	L-33 SITE PLAN	M-33 THIRD FLOOR MECHANICAL PLAN	E-33 THIRD FLOOR ELECTRICAL PLAN	P-33 THIRD FLOOR PLUMBING PLAN	F-33 FIRE SPRINKLER THIRD FLOOR PLAN	FA-33 FIRE ALARM THIRD FLOOR PLAN
A43 FOURTH FLOOR PLAN	S-34 FOURTH FLOOR PLAN	I-34 SITE PLAN	L-34 SITE PLAN	M-34 FOURTH FLOOR MECHANICAL PLAN	E-34 FOURTH FLOOR ELECTRICAL PLAN	P-34 FOURTH FLOOR PLUMBING PLAN	F-34 FIRE SPRINKLER FOURTH FLOOR PLAN	FA-34 FIRE ALARM FOURTH FLOOR PLAN
A44 FIFTH FLOOR PLAN	S-35 FIFTH FLOOR PLAN	I-35 SITE PLAN	L-35 SITE PLAN	M-35 FIFTH FLOOR MECHANICAL PLAN	E-35 FIFTH FLOOR ELECTRICAL PLAN	P-35 FIFTH FLOOR PLUMBING PLAN	F-35 FIRE SPRINKLER FIFTH FLOOR PLAN	FA-35 FIRE ALARM FIFTH FLOOR PLAN
A45 SIXTH FLOOR PLAN	S-36 SIXTH FLOOR PLAN	I-36 SITE PLAN	L-36 SITE PLAN	M-36 SIXTH FLOOR MECHANICAL PLAN	E-36 SIXTH FLOOR ELECTRICAL PLAN	P-36 SIXTH FLOOR PLUMBING PLAN	F-36 FIRE SPRINKLER SIXTH FLOOR PLAN	FA-36 FIRE ALARM SIXTH FLOOR PLAN
A46 SEVENTH FLOOR PLAN	S-37 SEVENTH FLOOR PLAN	I-37 SITE PLAN	L-37 SITE PLAN	M-37 SEVENTH FLOOR MECHANICAL PLAN	E-37 SEVENTH FLOOR ELECTRICAL PLAN	P-37 SEVENTH FLOOR PLUMBING PLAN	F-37 FIRE SPRINKLER SEVENTH FLOOR PLAN	FA-37 FIRE ALARM SEVENTH FLOOR PLAN
A47 EIGHTH FLOOR PLAN	S-38 EIGHTH FLOOR PLAN	I-38 SITE PLAN	L-38 SITE PLAN	M-38 EIGHTH FLOOR MECHANICAL PLAN	E-38 EIGHTH FLOOR ELECTRICAL PLAN	P-38 EIGHTH FLOOR PLUMBING PLAN	F-38 FIRE SPRINKLER EIGHTH FLOOR PLAN	FA-38 FIRE ALARM EIGHTH FLOOR PLAN
A48 NINTH FLOOR PLAN	S-39 NINTH FLOOR PLAN	I-39 SITE PLAN	L-39 SITE PLAN	M-39 NINTH FLOOR MECHANICAL PLAN	E-39 NINTH FLOOR ELECTRICAL PLAN	P-39 NINTH FLOOR PLUMBING PLAN	F-39 FIRE SPRINKLER NINTH FLOOR PLAN	FA-39 FIRE ALARM NINTH FLOOR PLAN
A49 TENTH FLOOR PLAN	S-40 TENTH FLOOR PLAN	I-40 SITE PLAN	L-40 SITE PLAN	M-40 TENTH FLOOR MECHANICAL PLAN	E-40 TENTH FLOOR ELECTRICAL PLAN	P-40 TENTH FLOOR PLUMBING PLAN	F-40 FIRE SPRINKLER TENTH FLOOR PLAN	FA-40 FIRE ALARM TENTH FLOOR PLAN
A50 CONCRETE REINFORCING AND ANCHORAGES	S-41 DETAIL OF FLOOR & FOUNDATION PLAN	I-41 SITE PLAN	L-41 SITE PLAN	M-41 GENERAL FLOOR PLAN MECHANICAL PLAN	E-41 GENERAL FLOOR PLAN ELECTRICAL PLAN	P-41 GENERAL FLOOR PLAN PLUMBING PLAN	F-41 FIRE SPRINKLER GENERAL FLOOR PLAN	FA-41 FIRE ALARM GENERAL FLOOR PLAN
A51 JOIST SYSTEMS	S-42 SECOND FLOOR PLAN	I-42 SITE PLAN	L-42 SITE PLAN	M-42 SECOND FLOOR MECHANICAL PLAN	E-42 SECOND FLOOR ELECTRICAL PLAN	P-42 SECOND FLOOR PLUMBING PLAN	F-42 FIRE SPRINKLER SECOND FLOOR PLAN	FA-42 FIRE ALARM SECOND FLOOR PLAN
A52 THIRD FLOOR PLAN	S-43 THIRD FLOOR PLAN	I-43 SITE PLAN	L-43 SITE PLAN	M-43 THIRD FLOOR MECHANICAL PLAN	E-43 THIRD FLOOR ELECTRICAL PLAN	P-43 THIRD FLOOR PLUMBING PLAN	F-43 FIRE SPRINKLER THIRD FLOOR PLAN	FA-43 FIRE ALARM THIRD FLOOR PLAN
A53 FOURTH FLOOR PLAN	S-44 FOURTH FLOOR PLAN	I-44 SITE PLAN	L-44 SITE PLAN	M-44 FOURTH FLOOR MECHANICAL PLAN	E-44 FOURTH FLOOR ELECTRICAL PLAN	P-44 FOURTH FLOOR PLUMBING PLAN	F-44 FIRE SPRINKLER FOURTH FLOOR PLAN	FA-44 FIRE ALARM FOURTH FLOOR PLAN
A54 FIFTH FLOOR PLAN	S-45 FIFTH FLOOR PLAN	I-45 SITE PLAN	L-45 SITE PLAN	M-45 FIFTH FLOOR MECHANICAL PLAN	E-45 FIFTH FLOOR ELECTRICAL PLAN	P-45 FIFTH FLOOR PLUMBING PLAN	F-45 FIRE SPRINKLER FIFTH FLOOR PLAN	FA-45 FIRE ALARM FIFTH FLOOR PLAN
A55 SIXTH FLOOR PLAN	S-46 SIXTH FLOOR PLAN	I-46 SITE PLAN	L-46 SITE PLAN	M-46 SIXTH FLOOR MECHANICAL PLAN	E-46 SIXTH FLOOR ELECTRICAL PLAN	P-46 SIXTH FLOOR PLUMBING PLAN	F-46 FIRE SPRINKLER SIXTH FLOOR PLAN	FA-46 FIRE ALARM SIXTH FLOOR PLAN
A56 SEVENTH FLOOR PLAN	S-47 SEVENTH FLOOR PLAN	I-47 SITE PLAN	L-47 SITE PLAN	M-47 SEVENTH FLOOR MECHANICAL PLAN	E-47 SEVENTH FLOOR ELECTRICAL PLAN	P-47 SEVENTH FLOOR PLUMBING PLAN	F-47 FIRE SPRINKLER SEVENTH FLOOR PLAN	FA-47 FIRE ALARM SEVENTH FLOOR PLAN
A57 EIGHTH FLOOR PLAN	S-48 EIGHTH FLOOR PLAN	I-48 SITE PLAN	L-48 SITE PLAN	M-48 EIGHTH FLOOR MECHANICAL PLAN	E-48 EIGHTH FLOOR ELECTRICAL PLAN	P-48 EIGHTH FLOOR PLUMBING PLAN	F-48 FIRE SPRINKLER EIGHTH FLOOR PLAN	FA-48 FIRE ALARM EIGHTH FLOOR PLAN
A58 NINTH FLOOR PLAN	S-49 NINTH FLOOR PLAN	I-49 SITE PLAN	L-49 SITE PLAN	M-49 NINTH FLOOR MECHANICAL PLAN	E-49 NINTH FLOOR ELECTRICAL PLAN	P-49 NINTH FLOOR PLUMBING PLAN	F-49 FIRE SPRINKLER NINTH FLOOR PLAN	FA-49 FIRE ALARM NINTH FLOOR PLAN
A59 TENTH FLOOR PLAN	S-50 TENTH FLOOR PLAN	I-50 SITE PLAN	L-50 SITE PLAN	M-50 TENTH FLOOR MECHANICAL PLAN	E-50 TENTH FLOOR ELECTRICAL PLAN	P-50 TENTH FLOOR PLUMBING PLAN	F-50 FIRE SPRINKLER TENTH FLOOR PLAN	FA-50 FIRE ALARM TENTH FLOOR PLAN

REVISIONS:

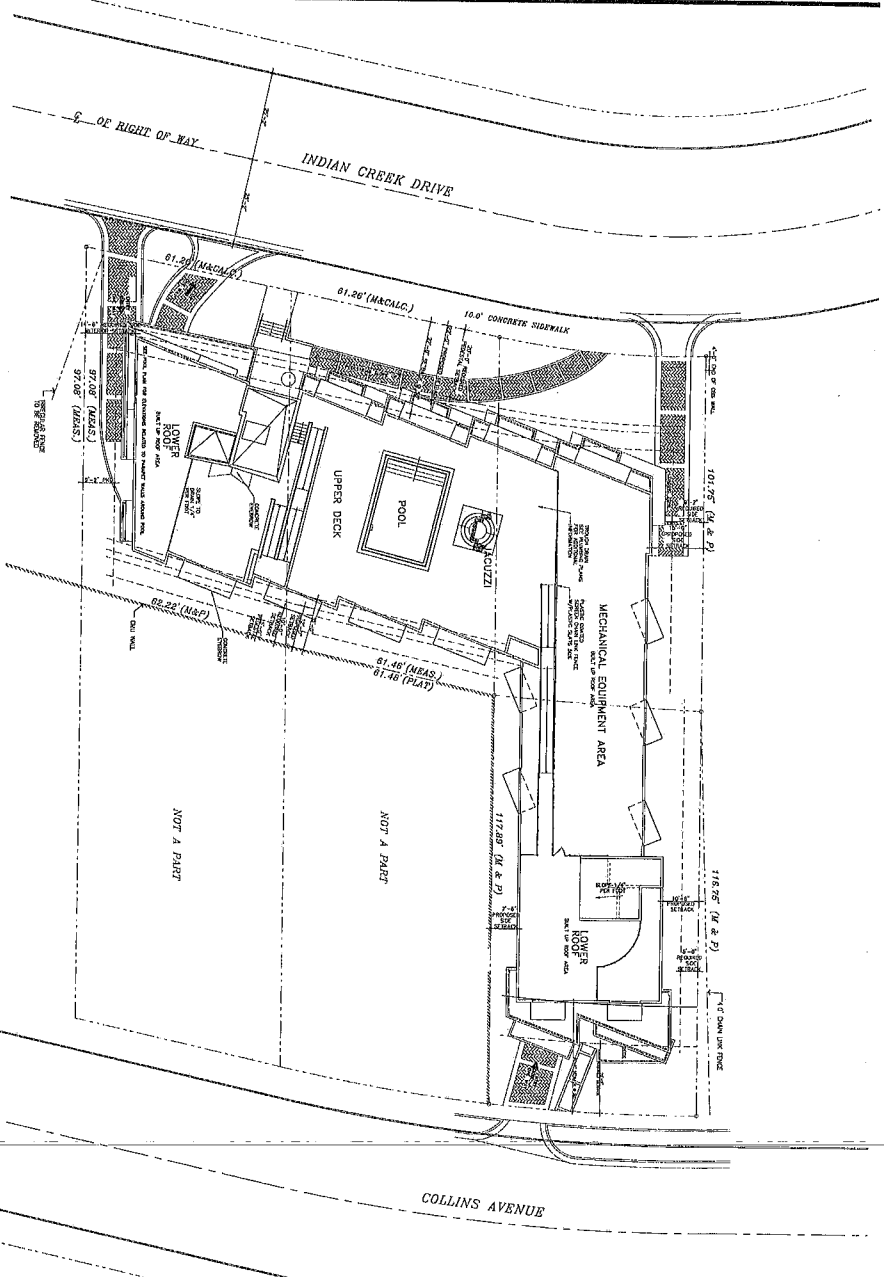
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- 7. DATE: 11/15/08
- 8. DATE: 11/15/08
- 9. DATE: 11/15/08
- 10. DATE: 11/15/08

ISSUED MONTH: 11 2008 - FOR PERMIT & FOR TAKE-OVER OF PROJECT BY SUCCESSOR ARCHITECT OF RECORD AS PER FLORIDA STATUTES, CHAPTER 6101-AR.002



CASABLANCA VILLAS  
6363 INDIAN CREEK DRIVE

SITE ROOF PLAN



**APPLICABLE CODES:**

**FLORIDA BUILDING CODE 2001**

**INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)**

**INTERNATIONAL BUILDING CODE (IBC)**

**INTERNATIONAL MECHANICAL CODE (IMC)**

**INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)**

**INTERNATIONAL ELECTRICAL CODE (IEC)**

**INTERNATIONAL FIRE CODE (IFC)**

**INTERNATIONAL SAFETY CODE (ISC)**

**INTERNATIONAL SOIL AND FOUNDATION CODE (ISFC)**

**INTERNATIONAL WIND LOADS AND EFFECTS CODE (IWLE)**

**INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC)**

**INTERNATIONAL ENVIRONMENTAL CODE (IENC)**

**INTERNATIONAL ACCESSIBILITY CODE (IAC)**

**INTERNATIONAL SIGNAGE CODE (ISCN)**

**INTERNATIONAL TRAFFIC CONTROL CODE (ITCC)**

**INTERNATIONAL TRANSPORTATION CODE (ITC)**

**INTERNATIONAL UTILITIES CODE (IUC)**

**INTERNATIONAL WATER SUPPLY CODE (IWS)**

**INTERNATIONAL WASTE DISPOSAL CODE (IWD)**

**INTERNATIONAL AIR POLLUTION CODE (IAP)**

**INTERNATIONAL CLIMATE CONTROL CODE (ICC)**

**INTERNATIONAL SOUND AND VIBRATION CODE (ISV)**

**INTERNATIONAL LIGHTING CODE (ILC)**

**INTERNATIONAL THERMAL ENVIRONMENTAL CONDITIONS AND ENERGY PERFORMANCE (THERM)**

**INTERNATIONAL VENTILATION AND AIR CONDITIONING REFRIGERATION AND HEATING SYSTEMS (HVAC)**

**INTERNATIONAL RADIATION PROTECTION CODE (IRPC)**

**INTERNATIONAL ELECTROMAGNETIC INTERFERENCE (EMI) AND RADIO INTERFERENCE (RFI) CODE (EMIRF)**

**INTERNATIONAL ELECTROSTATIC DISCHARGE (ESD) CODE (IESD)**

**INTERNATIONAL LIGHTNING PROTECTION CODE (ILPC)**

**INTERNATIONAL SEISMIC CODE (ISC)**

**INTERNATIONAL TROPICAL CYCLONE RESISTANCE CODE (ITCR)**

**INTERNATIONAL HAZARDOUS MATERIALS CODE (IHM)**

**INTERNATIONAL CHEMICAL HAZARD CODE (ICH)**

**INTERNATIONAL BIOHAZARD CODE (IBH)**

**INTERNATIONAL NUCLEAR SAFETY CODE (INS)**

**INTERNATIONAL SPACE AND AEROSPACE CODE (ISA)**

**INTERNATIONAL MARINE CODE (IMC)**

**INTERNATIONAL AVIATION CODE (IAC)**

**INTERNATIONAL RAILROAD CODE (IRC)**

**INTERNATIONAL MARITIME CODE (IMC)**

**INTERNATIONAL TELECOMMUNICATIONS CODE (ITC)**

**INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC)**

**INTERNATIONAL ENVIRONMENTAL CODE (IENC)**

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**INTERNATIONAL RAILROAD CODE (IRC)**

**INTERNATIONAL MARITIME CODE (IMC)**

**INTERNATIONAL TELECOMMUNICATIONS CODE (ITC)**

**PROJECT DESCRIPTION:**

**RESIDENTIAL TABULATION**

UNIT #	AREA	TYPE	NO. OF UNITS	TOTAL AREA
A1	1,268	2 BEDROOM BATH	2	2,536
A2	1,268	2 BEDROOM BATH	2	2,536
B	1,268	2 BEDROOM BATH	2	2,536
C	1,268	2 BEDROOM BATH	2	2,536
D	1,268	2 BEDROOM BATH	2	2,536
E	1,268	2 BEDROOM BATH	2	2,536
F	1,268	2 BEDROOM BATH	2	2,536
G	1,268	2 BEDROOM BATH	2	2,536
H	1,268	2 BEDROOM BATH	2	2,536
I	1,268	2 BEDROOM BATH	2	2,536
J	1,268	2 BEDROOM BATH	2	2,536
K	1,268	2 BEDROOM BATH	2	2,536
L	1,268	2 BEDROOM BATH	2	2,536

**OFF-STREET PARKING SECTION**

TYPE	NO. OF SPACES	TOTAL AREA
RESERVED <td>0</td> <td>0</td>	0	0
PROVIDED <td>0</td> <td>0</td>	0	0
EXCESS <td>0</td> <td>0</td>	0	0
TOTAL <td>0</td> <td>0</td>	0	0

**LEGAL DESCRIPTION:**

LOT 4 of EXHIBIT "A" to the PLAT OF THE 25.00 ACRES OF LAND IN SECTION 28, TOWNSHIP 25N, RANGE 28W, CO. OF PALM BEACH, FL. AS RECORDED IN PLAT BOOK 28 AT PAGE 28 OF THE PUBLIC RECORDS.

**LOT INFORMATION:**

OWNER: CASABLANCA VILLAS, L.L.C.

DEVELOPER: CASABLANCA VILLAS, L.L.C.

PLANNING INFORMATION:

OFFICIAL DESIGNATION: RM-2

PERMITTED BUILDING HEIGHT: 10 FT.

PERMITTED BUILDING AREA: 10,000 SQ. FT.

PERMITTED LOT COVERAGE: 25%

PERMITTED LOT AREA: 40,000 SQ. FT.

PERMITTED LOT FRONT SETBACK: 10 FT.

PERMITTED LOT SIDE SETBACK: 10 FT.

PERMITTED LOT REAR SETBACK: 10 FT.

PERMITTED LOT CORNER SETBACK: 10 FT.

PERMITTED LOT FRONT YARD SETBACK: 10 FT.

PERMITTED LOT SIDE YARD SETBACK: 10 FT.

PERMITTED LOT REAR YARD SETBACK: 10 FT.

PERMITTED LOT CORNER YARD SETBACK: 10 FT.

PERMITTED LOT FRONT SETBACK: 10 FT.

PERMITTED LOT SIDE SETBACK: 10 FT.

PERMITTED LOT REAR SETBACK: 10 FT.

PERMITTED LOT CORNER SETBACK: 10 FT.

PERMITTED LOT FRONT YARD SETBACK: 10 FT.

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PERMITTED LOT REAR SETBACK: 10 FT.

PERMITTED LOT CORNER SETBACK: 10 FT.

PERMITTED LOT FRONT YARD SETBACK: 10 FT.

PERMITTED LOT SIDE YARD SETBACK: 10 FT.

PERMITTED LOT REAR YARD SETBACK: 10 FT.

PERMITTED LOT CORNER YARD SETBACK: 10 FT.

**CASABLANCA VILLAS**

DEVELOPED BY: CASABLANCA VILLAS, L.L.C. 6363 INDIAN CREEK DRIVE, MIAMI BEACH, FL. 33140

RAFAEL D. BALLESTEROS, ARCHITECT, A.I.A.

7431 S.W. 68th PLACE, MIAMI, FLORIDA 33173

TEL. (305) 275-0916 FAX: (305) 275-0916 MOBILE: (305) 780-1896

DATE: 11/11/09

SHEET: 17

A1.0



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

MEETING DATE: July 11, 2001

IN RE: The Application for Design Review Approval for the construction of a six (6) story, 43 unit condominium.

FILE NO: 14135

PROPERTY: 6343 - 6363 Indian Creek Drive E - RM-3  
W - RM-2

**ORDER**

The applicant, Casablanca Villas, LLC, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Design Review Criteria Nos. 2, 4, 6, 7, 12, 14 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. The first two (2) levels of all elevations and floors shall be substantially enclosed and incorporate opaque screening, in a manner to be approved by staff.
    - b. The enclosed lobby on the first level of the east elevation shall be extended to the 20 foot front setback line, in a manner to be approved by staff.
    - c. All portions of the proposed garage entry on the east elevation which are setback 20 feet from the front property line shall be fully enclosed and roofed, in a manner to be approved by staff.



- d. The finished floor of the proposed front deck, entry lobby/office and elevator lobby at the first level of the east elevation shall be lowered to sidewalk (grade) level. Alternatively, the proposed front deck, entry lobby/office and elevator lobby at the first level of the east elevation may be raised to a level no higher than that which can be accommodated by an accessibility ramp with a slope no greater than 1:20. Handrails of any kind shall not be permitted on a proposed accessibility ramp at the front of the building.
  - e. The first two (2) levels of the structure shall be restudied and redesigned so as to provide substantially more architectural development and visual interest, form a better relationship with the sidewalk, and create a more defined and substantial connection with the upper portions of the structure, in a manner to be approved by staff. This shall include, but not be limited to, providing adequate articulation and architectural development to the exterior of all perimeter walls.
  - f. The openings on all sides and all levels of the proposed parking areas shall incorporate opaque screening devices so that all light fixtures, interior devices and apparatuses are not visible from the street/sidewalk, in a manner to be approved by staff. Interior lighting of the parking garage shall not be suspended, nor shall it be exposed fluorescent.
  - g. Pivoting doors, located at the building line, shall be required within all vehicular driveways; fully detailed elevation drawings of such doors shall be required, the design, dimensions, material and color of which shall be subject to the review and approval of staff.
  - h. The stucco banding, including the cornice banding on the west elevation stairtower, shall be eliminated.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, 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; at a minimum, such plan shall incorporate the following:
- a. All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, subject to the review and approval of staff.



- b. 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.
  - c. The proposed landscape design shall be improved and enhanced, and better compliment the architecture of the structure, in a manner to be approved by staff.
3. All building signage shall be consistent in type, composed of flush mounted, non-plastic individual letters and shall require a separate permit.
4. The proposed color scheme shall not be permitted; instead, the final exterior surface color scheme, including color samples, shall be monochromatic with a white base and shall be subject to the review and approval of staff and shall require a separate permit.
5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
6. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
7. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
8. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
9. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.

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 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 B of the Findings of Fact hereof (conditions #1-9, inclusive), to which the applicant has agreed.

No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Design Review Board's file. If the Full Building Permit is not issued within one (1) year of the meeting date at which this Design Review Approval was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Design Review Approval will expire and become null and void.

Dated this 25 day of JULY, 2001.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: Thomas R. Mooney  
THOMAS R. MOONEY, AICP  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

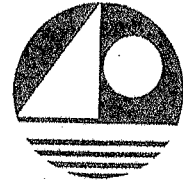
Approved As To Form:  
Legal Department: [Signature]

Filed with the Clerk of the Design Review Board on 7/25/01 ( at )



# CITY OF MIAMI BEACH PLANNING DEPARTMENT

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## DESIGN REVIEW BOARD STAFF REPORT

TO: DESIGN REVIEW BOARD

FROM: JORGE G. GOMEZ, DIRECTOR *(JGG) for J66*  
PLANNING DEPARTMENT

DATE: JULY 11, 2001 MEETING

RE: DESIGN REVIEW FILE NO. 14135  
6343 - 6363 Indian Creek Drive; Casablanca Villas

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The applicant, Casablanca Villas, LLC, is requesting Design Review Approval for the construction of a six (6) story, 43 unit condominium.

### HISTORY:

The applicant came before the Board on January 16, 2001 and the matter was continued to a date certain of March 20, 2001 in order to address the concerns enumerated in the Staff Report, as well as those expressed by Board Members. On March 20, 2001 the project was continued to a date certain of April 17, 2001 in order to address additional concerns of the Board. On April 17, 2001 the project was continued to a date certain of July 17, 2001 in order to address the concerns of the Board. The July 17, 2001 meeting was rescheduled to July 11, 2001.

### SITE DATA:

Zoning -	RM-2 (Multiple Family, Medium Intensity)
Future Land Use Designation-	RM-2 (Multiple Family, Medium Intensity)
Lot Size -	25,207 S.F.
Existing FAR -	N/A (Vacant Lot)
Proposed FAR -	50,225 S.F. / 2.0 (Max FAR = 2.0), as represented by the applicant
Existing Height -	N/A (Vacant Lot)
Proposed Height-	Six (6) stories
Existing Use/Condition -	N/A (Vacant Lot)
Proposed Use -	39 Unit Condominium

**THE PROJECT:**

The applicant is proposing to construct a multi-level condominium project with two (2) levels of parking. One-way vehicular access is proposed on the east side of the site (fronting Collins Avenue) and two-way vehicular access is provided on the west side of the site fronting Indian Creek Drive. Pedestrian entry lobbies are located on the east and west sides of the site, with direct access from the sidewalk.

The elevations are contemporary in scope with projecting balconies and sliding glass doors defining the upper level units. The entire design and massing concept of the project has been simplified and redesigned.

**COMPLIANCE WITH ZONING CODE:**

The application, as proposed, appears to be consistent with all pertinent sections of the City Code. This shall not be considered a final zoning review or approval; all zoning matters shall require final review and verification by the Zoning Administrator, prior to the issuance of a building permit.

**ACCESSIBILITY COMPLIANCE:**

Additional information will be required for a complete accessibility review pursuant to the requirements of the Florida Accessibility Code (FAC).

**CONCURRENCY DETERMINATION:**

A preliminary evaluation of this application indicates that it will not degrade the adopted Levels of Service (LOS) for Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Recreation. Accordingly staff has made a preliminary determination that the concurrency requirements for these portions of the Miami Beach Code have been met.

With regard to the adopted LOS for Roads, a traffic impact analysis may be required to be submitted by the applicant to determine whether the project meets the concurrency requirements of the Code. A mitigation plan may be required prior to the issuance of any Building Permit for the project.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria is found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
- **Satisfied**
2. 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.

**- Not Satisfied; see Condition #1 and Staff Analysis**

**Adequate screening of the first level of the proposed structure has not been provided.**

3. 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**
4. 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 118-252.  
**- Not Satisfied; see Condition #1 and Staff Analysis**  
**The first two (2) levels of the subject structure are underdeveloped and do not form an adequate architectural connection with the remainder of the building.**
5. 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**
6. 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.~~  
**- Not Satisfied; see Condition #1 and Staff Analysis**  
**The first two (2) levels of the proposed structure are underdeveloped architecturally.**
7. 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.  
**- Not Satisfied; see Condition #1 and Staff Analysis**  
**The first two (2) levels of the proposed structure are underdeveloped architecturally.**
8. 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**

9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.  
**- Satisfied**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**- Satisfied**
11. 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**
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**- Not Satisfied; see Condition #1 and Staff Analysis**  
~~The first two (2) levels of the proposed structure are underdeveloped architecturally.~~
13. 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**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**- Not Satisfied; a fully detailed rooftop mechanical screening plan has not been submitted.**



15. 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**
16. 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**
17. 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**

**STAFF ANALYSIS:**

The applicant has made significant revisions and improvements to the proposed residential project which should enhance the immediate area and which are moving in the right direction from a site planning and urban design standpoint. In this regard, pedestrian access points have been provided on the primary elevations, with unencumbered access from the sidewalk; additionally the driveway on the east side of the site has been adequately reduced in width.

The applicant has also made a marked improvement in the development of the exterior design of the structure, resulting in an architectural style of its time, which is compatible with the surrounding urban context. In this regard, the overall massing and form of the structure has been simplified and made more cohesive, and is now a much more sophisticated architectural statement.

Notwithstanding this progress, staff would still suggest that certain elements of the project are still in need of additional architectural development, in order to reach the projects full potential. In this regard, the first two (2) levels of the structure are in need of further study and refinement in terms of the way they address the street and sidewalk, as well as connect to the upper portions of the building. As presently designed, the first two (2) levels of the structure are still quite stark and overbearing.

To this end, staff would continue to suggest that the first two (2) levels of the structure be detailed and designed in a manner that better carries and connects to the architecture of the upper portions of the building, and better addresses its relationship with the sidewalk. Additionally, all parking levels should be completely screened; architectural details and development in this regard shall be required.

Finally, the proposed height of the finished floor of the first level of the east side of the structure will necessitate an accessibility ramp. Such ramp will require code-approved handrails, and the design, scale and massing of these handrails will seriously jeopardize the carefully executed design of the east elevation. To avoid this potential design shortcoming, as well as create a better relationship to the sidewalk character of Collins Avenue, it is strongly suggested that the finished floor of the proposed front deck, entry lobby/office and elevator lobby on the first level of the east elevation be lowered to sidewalk level.

This modification would allow for full accessibility compliance without jeopardizing the architecture of the structure. Alternatively, the proposed front deck, entry lobby/office and elevator lobby could be raised to a level no higher than that which can be accommodated by an accessibility ramp with a slope no greater than 1:20.

Staff would also suggest that the enclosed lobby on the first level of the east elevation be extended to the 20-foot front setback line, so as to avoid a cavernous entry, as well as minimize the impact of the garage entry. Staff is confident that enough progress has been made relative to the architecture of the proposed structure, that the revisions delineated herein can be addressed administratively, as indicated in the recommendation.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be approved, subject to the following conditions, which address the inconsistencies with the aforementioned Design Review criteria:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. The first two (2) levels of all elevations and floors shall be substantially enclosed and incorporate opaque screening, in a manner to be approved by staff.
  - b. The enclosed lobby on the first level of the east elevation shall be extended to the 20 foot front setback line, in a manner to be approved by staff.
  - c. All portions of the proposed garage entry on the east elevation which are setback 20 feet from the front property line shall be fully enclosed and roofed, in a manner to be approved by staff
  - d. The finished floor of the proposed front deck, entry lobby/office and elevator lobby at the first level of the east elevation shall be lowered to sidewalk (grade) level. Alternatively, the proposed front deck, entry lobby/office and elevator lobby at the first level of the east elevation may be raised to a level

no higher than that which can be accommodated by an accessibility ramp with a slope no greater than 1:20. Handrails of any kind shall not be permitted on a proposed accessibility ramp at the front of the building.

- d. The first two (2) levels of the structure shall be restudied and redesigned so as to provide substantially more architectural development and visual interest, form a better relationship with the sidewalk, and create a more defined and substantial connection with the upper portions of the structure, in a manner to be approved by staff. This shall include, but not be limited to, providing adequate articulation and architectural development to the exterior of all perimeter walls.
  - e. The openings on all sides and all levels of the proposed parking areas shall incorporate opaque screening devices so that all light fixtures, interior devices and apparatuses are not visible from the street/sidewalk, in a manner to be approved by staff. Interior lighting of the parking garage shall not be suspended, nor shall it be exposed fluorescent.
  - f. Pivoting doors, located at the building line, shall be required within all vehicular driveways; fully detailed elevation drawings of such doors shall be required, the design, dimensions, material and color of which shall be subject to the review and approval of staff.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, 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; at a minimum, such plan shall incorporate the following:
    - a. All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, subject to the review and approval of staff.
    - b. 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.
    - c. The proposed landscape design shall be improved and enhanced, and better compliment the architecture of the structure, in a manner to be approved by staff.
  3. All building signage shall be consistent in type, composed of flush mounted, non-plastic individual letters and shall require a separate permit.
  4. The proposed color scheme shall not be permitted; instead, the final exterior surface

color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.

5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
6. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
7. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
8. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
9. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.

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