

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 07, 2019

FILE NO: DRB18-0354

PROPERTY: **500 Alton Road, 630 Alton Road, 650 Alton Road, 1220 6th Street, 659-737 West Avenue**

APPLICANT: South Beach Heights I, LLC, 500 Alton Road Ventures, LLC, 1220 Sixth, LLC and KGM Equities, LLC

LEGAL: See attached exhibit 'A'

IN RE: The Application for Design Review Approval for the construction of a new residential tower and new retail pavilion structure on the adjacent 600 Block, including variances to reduce the front setback requirements along West Avenue and along 5th Street, to reduce the width of the clear pedestrian path, to exceed the maximum building height for non-residential structures, to permit underground utility structures and elevated pedestrian walks in City park space where none are permitted, to exceed the maximum sign area for monument signs, to reduce the landscape requirements and to reduce the required rear setback for a surface parking lot, to allow triple stacking of vehicles, to reduce the minimum unit size for residential units, and to exceed the maximum height for roof deck and planters above the main roof line.

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:

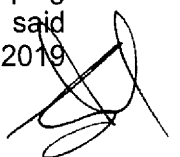
I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. 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 1, 2, 3, 4, 5, 6, 7, 9, 12, 17, and 19 in Section 118-251 of the Miami Beach Code.
- 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, 3, 6, 10, and 12 in Section 133-50(a) of the Miami Beach Code



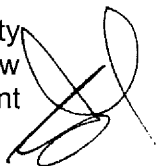
D. The project would remain consistent with the criteria and requirements of Section 118-251 and/or Section 133-50(a) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed project within the 500-600-700 blocks of Alton Road shall be submitted; at a minimum, such drawings shall incorporate the following:
 - a. The proposed plans shall be revised to fully comport with the FAR requirements of the City Code. FAR diagrams and calculations shall be revised and to be reviewed and approved by staff as part of the building permit plans.
 - b. The parking podium shall not be approved as proposed. Revised drawings and details of the garage podium and front entrance to the residential tower shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - c. The top rooftop level of the residential tower shall not be approved as proposed. Revised drawings and details of the top level of the residential tower shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - d. The amenity band level (35th level) of the residential tower shall not be approved as proposed. Revised drawings and details of the amenity level level of the residential tower shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - e. The architect shall submit further design drawings and details of the balcony and railing systems to be installed on a typical level of the residential tower. Revised drawings and details of the garage podium and front entrance to the residential tower shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - f. The surface parking lot "flex space" to the west of the retail pavilion within the 600 block shall not be approved as proposed. The "flex space" surface parking lot shall be further refined and incorporate a softer edge to the park site and evoke more of a "plaza" setting rather than a surface parking lot. Revised drawings, shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - g. The design and layout of the retail pavilion within the 600 block shall not be approved as proposed. Revised drawings, shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
 - h. The architect shall further refine the profile design of the elevated ramping system, with particular focus on the design of the underside of said walkway. Revised drawings, shall be submitted at the June 04, 2019

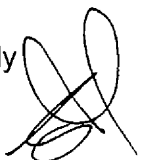


Design Review Board meeting, subject to review of the Design Review Board.

- i. The architect shall further refine the profile design of the “streetside” vertical elements of the elevated ramping system. Revised drawings, shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
- j. A continuous metal picket fence and accompanying landscape shall be installed along the perimeter of the Floridian parking lot at the NW corner of the 700 block. Revised drawings, shall be submitted at the June 04, 2019 Design Review Board meeting, subject to review of the Design Review Board.
- k. The Floridian parking lot at the NW corner of the 700 block, including all drive aisles, parking space and parking space demarcations, shall consist of pavers set in sand, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Wheel stops, if provided, shall be minimal in dimensions. The portions of the park abutting this surface lot, including the entire south and west perimeter, shall be secured and protected by decorative bollards, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. During the construction, pedestrian east-west passage from West Avenue to Alton Road shall be provided in order to allow secure safe temporary pedestrian passage paths, at all times, during all phases of construction
- m. The width of the walkways in all of the required yards may be approved as proposed.
- n. The height of all allowable items identified within Section 142-1161 for ‘Height regulation exceptions’ shall not exceed 25 feet above the height of the roofline of the main structure.
- o. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- p. The final design details of exterior lighting 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.
- q. The final design details and color selection of the “parking garage podium screening” proposed at portions of the parking podium 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.
- r. Any fence or gate at the front and street side of the 500 block property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent



- with the Design Review Criteria and/or the directions from the Board.
- s. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
 - t. 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.
 - u. 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.
 - v. 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 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 and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The redesigned "flex plaza" to the west of the retail pavilion shall fully integrate into the proposed park by incorporating a minimum of 50% open space pervious area. The remaining 50% area may consist of pavers set in sand or pervious open space. Vehicular storage of any kind shall be prohibited anywhere within this space.
 - b. The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. 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.
 - d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
 - e. 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.
 - f. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, 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.
- h. 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-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- i. 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.

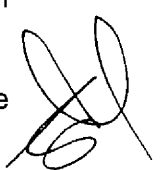
In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):

The following variance(s) were **approved** by the Board:

- 1. A variance to eliminate the required 5'-0" rear setback for a surface parking lot serving the Floridian parking lot in order to construct the parking area at 0' from the rear (east) property line.
- 2. A variance to waive the landscaping requirements of Section 126-11(a) for the surface parking lot serving the Floridian condominium.
- 3. A variance to waive the landscaping requirements of Section 126-11(b) for the surface parking lot serving the Floridian condominium.
- 4. A variance to allow the stacking of three (3) vehicles for tandem parking where a maximum of two (2) vehicles are allow for tandem parking.
- 5. A variance to increase by 2'-0" the maximum height of a roof deck of 3'-0" above the main roofline in order to install a 5'-0" high roof deck along the main roof line of the residential tower.
- 6. A variance to allow increase by 2'-0" the maximum height of a landscape



planter of 3'-0" in order to install 5'-0' high landscape planters on top of and along the main roof line of the residential tower.

The following variance(s) were **continued to the June 04, 2019 Design Review Board meeting** by the Board:

7. A variance to reduce by 70 SF the minimum required unit size of 550 SF for new apartment units in order to construct forty (40) apartments with a unit size of 480 SF.
8. A variance to exceed by 95 SF the maximum sign area of 15 SF for a detached sign in order to construct a monument sign with a sign area of 110 SF facing Alton Road.
9. A variance to exceed by 95 SF the maximum sign area of 15 SF for a detached sign in order to construct a monument sign with a sign area of 110 SF facing 6th Street.
10. A variance to exceed by 95 SF the maximum sign area of 15 SF for a detached sign in order to construct a monument sign with a sign area of 110 SF facing West Avenue.
11. A variance to exceed by 95 SF the maximum sign area of 15 SF for a detached sign in order to construct a monument sign with a sign area of 110 SF facing 5th Street.

The following variance(s) were **withdrawn** by the Applicant:

12. A variance to permit building to be located twenty (20) feet from West Avenue where thirty-five (35) feet would be required.
 13. A variance to reduce of up to five (5) feet reduction in ten (10) foot wide clear pedestrian path to accommodate street trees.
 14. A variance of three (3) feet to permit building to be located seventeen (17) feet from MacArthur Causeway / 5th Street where twenty (20) feet is required.
 15. A variance to permit commercial building to be up to forty (40) feet in height where twenty-five (25) feet would be permitted.
 16. A variance to permit underground utility structures and elevated pedestrian walks in City park space where none are permitted.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to variances #1-6, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, only as it relates to variances #1-6, as noted, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:



That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

- C. The Board hereby **Approves** the Variance requests #1-6, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
 2. The residential units shall meet the minimum and the average unit size requirements of the Code.
 3. The monument signs shall not exceed the maximum square footage size requirements of the Code. As designed, the height of the proposed monument signs shall not exceed 5'-0" in height when measured from CMB Grade.

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.



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- A. A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department, in a manner to be reviewed and approved by staff.
 - B. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.
 - C. 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 to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
 - D. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
 - E. 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.
 - F. The Public School Concurrency Proportionate Share Mitigation Development Agreement shall be fully executed by all parties and the monetary proportionate share mitigation be paid in full. Furthermore, the applicant must obtain the "Finding" from the School Board prior to the issuance and recordation of the Design Review Final Order.
 - G. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
 - H. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
 - I. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - J. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - K. 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.
 - L. 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.

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "500-600-700 Alton Road: Development Site" as prepared by **Arquitectonica**, dated signed and sealed March 11, 2019, and as approved by the Design Review Board, as determined by staff.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. 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 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 a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

The Developer shall complete the construction of the Project in accordance with the phased construction schedule set forth in the Development Agreement, dated January 09, 2019, between the City of Miami Beach and 500 Alton Road Ventures, LLC, 1220 Sixth, LLC, South Beach Heights I, LLC and KGM Equities, LLC, as may be amended by the parties. Any failure to comply with the phased construction schedule set forth in the Development Agreement will result in the expiration of this Design Review Board application and this Order becoming null and void.

In accordance with Chapter 118 of the City Code, 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 118 of the City Code, for revocation or modification of the application.



Dated this 14th day of May, 2019.DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDABY: [Signature]
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

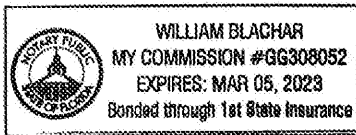
The foregoing instrument was acknowledged before me this 14th day of May, 2019 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023Approved As To Form: [Signature] (5/13/2019)
City Attorney's Office:Filed with the Clerk of the Design Review Board on [Signature] (5/14/2019)[Signature]

EXHIBIT 'A'LEGAL DESCRIPTION

LAND DESCRIPTION: (BLOCK 500)

LOTS 2 THROUGH 16, INCLUSIVE, A PORTION OF LOTS 1, 17, 18 AND 19 AND THAT CERTAIN 15 FOOT VACATED ALLEY LYING WITHIN SAID LOTS, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINES OF SAID LOTS 10 AND 11, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 277.46 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET, A CENTRAL ANGLE OF 87°00'49" AND AN ARC DISTANCE OF 99.47 FEET;

THENCE SOUTH 86°38'28" EAST, A DISTANCE OF 112.67 FEET TO A POINT ON A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 19°33'06" WEST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 46°06'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'35" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 73.04 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.75 FEET, A CENTRAL ANGLE OF 23°57'44" AND AN ARC DISTANCE OF 140.42 FEET (THE LAST DESCRIBED BARING AND DISTANCE IF BEING ALONG THE WEST LINE OF SAID LOTS 16, 15 AND 14);

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID LOTS 13, 12 AND 11, A DISTANCE OF 130.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.



TOGETHER WITH: (BLOCK 600)

A PORTION OF LOTS 1 AND 2, AND LOTS 3 THROUGH 14, INCLUSIVE, AND LOTS 23 THROUGH 32, INCLUSIVE, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH $89^{\circ}37'30''$ WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 111.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF $73^{\circ}36'39''$ AND AN ARC DISTANCE OF 19.27 FEET;

THENCE NORTH $16^{\circ}45'51''$ WEST, A DISTANCE OF 51.32 FEET;

THENCE NORTH $11^{\circ}41'42''$ WEST, A DISTANCE OF 50.99 FEET;

THENCE NORTH $00^{\circ}22'51''$ WEST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 250.00 FEET;

THENCE NORTH $89^{\circ}37'30''$ EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET;

THENCE NORTH $00^{\circ}22'51''$ WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 350.00 FEET;

THENCE NORTH $89^{\circ}37'00''$ EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 140.00 FEET;

THENCE SOUTH $00^{\circ}22'51''$ EAST ALONG THE EAST LINE OF SAID LOTS 14 THROUGH 11, A DISTANCE OF 200.00 FEET;

THENCE NORTH $89^{\circ}37'30''$ EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 170.00 FEET;

THENCE SOUTH $00^{\circ}22'51''$ EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 495.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'21''$ AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH $89^{\circ}37'30''$ WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28,



PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH $89^{\circ}37'30''$ EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'21''$ AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH $00^{\circ}22'51''$ EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $89^{\circ}59'39''$ AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH $89^{\circ}37'30''$ WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'21''$ AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH $00^{\circ}22'51''$ WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH $89^{\circ}37'30''$ EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE. LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 286,149 SQUARE FEET OR 6.5691 ACRES MORE OR LESS.

