

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: June 23, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB20-0351. 730 71st Street – King Jesus Church**

An application has been filed for a conditional use permit for the operation of a religious institution with an occupancy exceeding 199 persons, pursuant to Chapter 118, Article IV of the City Code.

RECOMMENDATION

Approval with conditions

HISTORY

This application was initially scheduled for the May 19, 2020 Planning Board meeting. Due to the COVID-19 pandemic, the meeting was cancelled and the application was automatically continued to the next available meeting date.

ZONING / SITE DATA

Future Land Use: TC-1 – North Beach Town Center Core zoning district

Zoning: TC-1 – North Beach Town Center Core zoning district

Legal Description: See Exhibit “A” at the end of this report

Land Uses: See Zoning/Site map at the end of this report.

East: Commercial use

North: Commercial use

South: Parking lot

West: Commercial use

THE PROJECT

The applicant has submitted plans entitled “King Jesus Church” as prepared by Design Tech International, dated February 28, 2020. The project includes the minimal renovation of a 6,129 SF single-story former funeral home and chapel into a new religious institution with front and rear vestibules, a large chapel space, a kid’s room, and office spaces and supporting facilities.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

In reviewing an application for a religious institution, the Planning Board shall apply the following review criteria:

- (1) **Whether a proposed operations plan has been provided, including hours of operation, number of employees, and other operational characteristics pertinent to the application, and that such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.**

Consistent – Details of the operation have been provided in the operational plan.

- (2) **Whether a plan for the delivery of supplies has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.**

Consistent – The operational plan indicates that deliveries will be minimal.

- (3) **Whether the design of the proposed structure is permitted by the regulations in the zoning district in which the property is located, and complies with the regulations of an overlay district, if applicable.**

Consistent – This is an existing structure and the proposed use (religious institution) is a conditional use in the TC-1, North Beach Town Center Core zoning district.

- (4) **Whether a proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking for the use in the zoning district in which the property is located.**

Partially Consistent – Minimal changes to the floor plan are proposed and the public areas of the facility will not increase in occupancy as compared to the former funeral home and chapel. Furthermore, there are a number of parking lots in the area which may be utilized for parishioners. The Church anticipates that many of its congregates will walk to services. Elderly congregates, or congregates needing assistance may also use the rear car-port for drop-off.

- (5) **Whether an indoor and outdoor congregant/parishioner circulation plan has been provided that facilitates ingress and egress to the site and structure.**

Partially consistent – Congregants will access the church via the front entrance located along 71st Street. A secondary entrance is also available along the south side of the property. The southern entrance includes a carport accessed from the private alley, which can be used to drop off congregants needing assistance or during inclement weather. Staff is also recommending conditions to ensure that congregants are not dropped off on 71st street.

- (6) **Whether a security plan for the establishment and supporting parking facility, if any, has been provided that addresses the safety of the institution and its users and minimizes impacts on the neighborhood.**

Not consistent – The applicant did not provide a security plan for the proposed church. Staff is recommending conditions to mitigate any potential negative impacts from the operations of this venue on the surrounding neighborhood.

- (7) **Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

Partially consistent – The applicant has indicated that the proposed church is going to have less impact than the previous use (funeral home and a chapel) and they expect that the Church will alleviate some of the impacts created by the prior funeral home. The operational plan provides information regarding access, parking and utilization trends for the parking lots close to the site. In addition, the Church anticipates that many of its congregates will walk to services.

- (8) **Whether a noise attenuation plan has been provided that addresses how noise will be controlled in and around the institution, parking structures or areas, and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

Partially consistent – The applicant has indicated that all services at the facility are required to and will comply with the City's noise ordinance. The facility houses a basic receiver and speaker, with microphone and it is anticipated that the sound system should suffice. In addition, from time to time, during services musical instruments may be played to accompany the Church's Choir.

- (9) **Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

Consistent – The applicant has indicated that collections will occur between 8:00 AM and 5:00 PM, along the south side of the property on an as needed basis.

- (10) **Whether the proximity of the proposed structure to adjacent and nearby residential uses creates adverse impacts and how such impacts are to be mitigated.**

Consistent – 71st street is mostly a commercial corridor and the proposed use is not expected to generate negative impacts on the neighborhood.

- (11) **Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

Consistent – The applicant's proposal is compatible with the surrounding area, and no negative cumulative effect is expected from the proposed use.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable Existing structure.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable Existing structure.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable Existing structure.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Not Applicable Existing structure.
- (5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.
Not Applicable Existing structure.
- (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.
Not Applicable Existing structure.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Not Applicable Existing structure.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not Applicable Existing structure.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not Applicable Existing structure.
- (10) Where feasible and appropriate, water retention systems shall be provided.
Not Applicable Existing structure.

ANALYSIS

The subject site is located on the south side of 71st Street in the TC-1 zoning district. Currently the site consists of a one-story commercial space which was used as a funeral home with a chapel. The space has two entrances; one on 71st Street and the other on the south side facing a private alley. Staff would note that religious institutions are typically listed as a main permitted use in commercial districts, provided the occupancy is 199 or less. When the occupancy exceeds 199, such religious uses are conditional uses.

However, in the TC-1 district, religious uses are listed as a conditional use regardless of occupancy. The applicant has indicated that the chapel contains a maximum of 194 seats, and thus the total occupancy will minimally exceed 199. This is consistent with the last major building permit for the property with plans dated 7-30-93; these plans are provided for reference as part of this application.

PARKING

There is no parking requirement as the applicant is not exceeding the previous seating count from the former chapel space. For reference, the subject property is in parking district No. 8, which refers to parking district 4 for religious use parking requirements, which in turn refers to parking district No. 1 (1 space for every 6 seats in the main auditorium). The applicant is expecting that most of the patrons will walk to the facility from nearby residential uses and from the nearby parking lots.

As there is no parking on site, and the drop-off/pick-up is located at the rear of the property, staff is concerned about the possibility of congregants being dropped-off or picked-up on 71st street. Staff recommends that instructional signs be appropriately placed directing vehicular drop-offs and pick-ups to the rear of the property.

SECURITY

The applicant did not provide a security plan for the proposed Church. Staff is recommending that a security plan be provided with an updated operations plan at the time of building permit..

SUMMARY

According to the Building Card and permit history, the property, through various configurations has operated with a chapel since at least 1965, and most recently was a funeral home with a chapel. The proposed use is largely consistent with the previously approved occupancy for the building, and it is not anticipated to negatively impact the neighborhood.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application for the Conditional Use Permit be approved, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the Conditional Use Review Criteria.

ZONING/SITE MAP

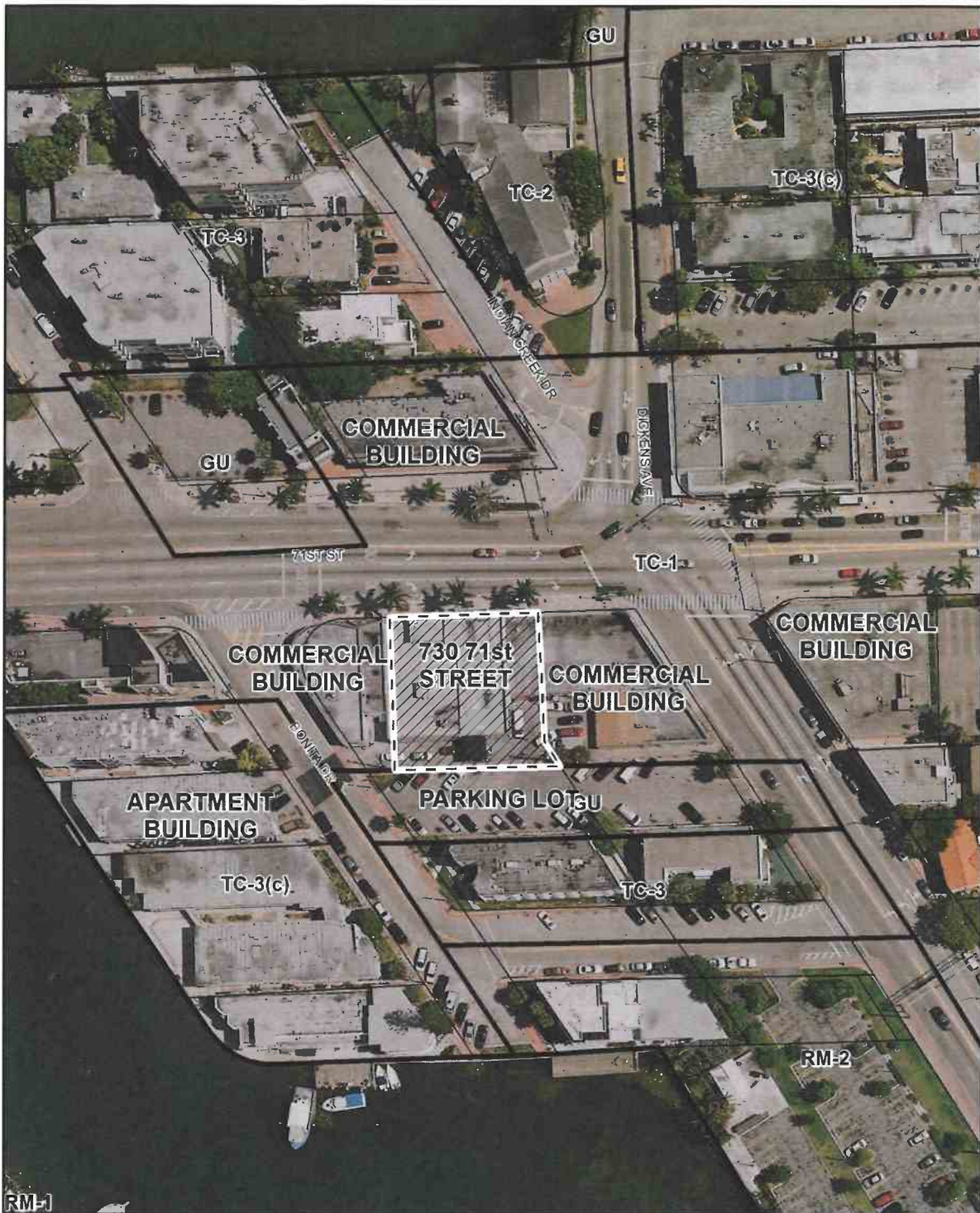


EXHIBIT "A"

LEGAL DESCRIPTION: ALL OF THAT PORTION OF LOTS 1 AND 2, IN BLOCK 16, OF NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 16, NORMANDY BEACH SOUTH, RUN WEST FOR A DISTANCE OF 45 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE RUN SOUTH, AT AN ANGLE OF 90 DEGREES, FOR A DISTANCE OF 101.40 FEET TO THE SOUTH LINE OF LOT 2 OF SAID BLOCK 16; THENCE RUN EAST FOR A DISTANCE OF 107.55 FEET ALONG SAID SOUTH LINE OF LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN IN A NORTHWESTERLY DIRECTION ON THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY, FOR A DISTANCE OF 119.14 FEET BACK TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PLUS:

ALL OF THAT PORTION OF LOTS 11 AND 12, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID LOT 12 AND RUN EASTERLY ALONG THE NORTHERLY LINE OF LOT 12, A DISTANCE OF 52.63 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN ALONG A LINE THAT RUNS ALONG THE CENTERLINE OF A 4-INCH BRICK PARTITION WALL, A DISTANCE OF 85.32 FEET, TO A POINT ON THE DIVIDING LINE BETWEEN LOT 11 AND LOT 2 OF BLOCK 16 OF THE ABOVE MENTIONED SUBDIVISION; THENCE RUN NORTHERLY ALONG THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY OF THE ABOVE MENTIONED SUBDIVISION, A DISTANCE OF 100.24 FEET TO THE POINT OF BEGINNING, SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EASEMENT LEGAL DESCRIPTION: THAT PERPETUAL EASEMENT DESCRIBED IN THE WARRANTY DEED FROM L.B. JACKSON & COMPANY, A FLORIDA CORPORATION, TO PHIL-CLAIRE REALTY CO., INC., A FLORIDA CORPORATION DATED MAY 20, 1952 RECORDED IN OFFICIAL RECORDS BOOK 3599, PAGE 430 AS MODIFIED BY OFFICIAL RECORDS BOOK 7311, PAGE 163 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF SAID EASEMENT BEING:

FROM A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 22.37 FEET; THENCE RUN NORTH, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 15 FEET; THENCE RUN WEST, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 31.62 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 17.62 FEET, BACK TO A POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 730 71st Street.

FILE NO: PB20-0351

IN RE: An application for a conditional use permit for the operation of a religious institution with an occupancy exceeding 199 persons, pursuant to Chapter 118, Article IV of the City Code.

LEGAL DESCRIPTION: See Exhibit "A".

MEETING DATE: June 23, 2020

CONDITIONAL USE PERMIT

The applicant, Ministerio Internacional El Rey Jesus Inc., filed an application with the Planning Director for a Conditional Use Permit pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach 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:

That the property in question is located in a single-family neighborhood within the TC-1, North Beach Town Center Core zoning district;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are not consistent with the Land Development Regulations of the City Code, but would be consistent subject to the following conditions;

That the public health, safety, morals, and general welfare will not be adversely affected if the following conditions are in compliance;

That the necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

IT IS THEREFORE 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, the staff report and analysis, which is adopted herein, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Ministerio Internacional El Rey Jesus Inc., only. Any change of use or ownership shall require review and approval by the Planning Board as a new application.
3. The maximum occupancy for the building shall not exceed 299, or such lesser number as determined by the Fire Marshall.
4. The hours of operation shall be as follows:
 - Daily – 8:00 a.m. to 11:00 p.m.
5. As part of the Building Permit plans for the project, the applicant shall submit revised architectural drawings, which shall be subject to the review and approval of staff; at a minimum, such plans shall satisfy the following:
 - a. A directional sign(s) shall be provided on 71st street, subject to the review and approval of applicable city and state agencies, prohibiting the drop-off of congregants on 71st Street. Additionally, directional signage shall be posted on the building, in accordance with the city code requirements, directing vehicles to the drop-off and pick-up area located south of the building, subject to the review and approval of staff.
6. Any future valet operation shall require the review and approval of the Planning Board as a modification to this Conditional Use Permit.
7. Exterior speakers, except those required to address Building and Life Safety Codes, shall be strictly prohibited on the exterior of the building.
9. This approval shall not include a day care or a school. Any such addition shall require the review and approval of the Planning Board as a modification to this Conditional Use Permit.
10. Pedestrian queuing outside the facility shall not be permitted.
13. An attendant shall be required during the times of operation to ensure compliance with the requirements of this Conditional Use Permit.
14. Prior to the issuance of a building permit, a revised operational plan shall be submitted, including details of proposed security operations, and provisions to ensure that congregants are advised of the prohibition of vehicular drop-off and pick-up from 71st street, in a manner to be reviewed and approved by staff.

15. Violation of the Miami-Dade County Code Section 21-28 (a/k/a "noise ordinance") shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Sec. 118-194 of the City Code.
16. The Planning Board shall retain the right to call the applicant back before the Board and modify the hours of operation should there be repeat complaints about noise or non-compliance with any of the stated conditions.
17. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed to be necessary, by paying its fair share cost as determined by the Transportation Concurrency section.
18. This 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.
19. The applicant shall satisfy outstanding liens and past due City bills to the satisfaction of the City prior to the issuance of a certificate of use or an occupational license, whichever applies.
20. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
21. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
22. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.

Dated this _____ day of _____, 2020.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:

Michael Belush, AICP
Chief of Planning and Zoning
For The Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Michael Belush, Chief of Planning and Zoning 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:
Legal Department _____ ())

Filed with the Clerk of the Planning Board on _____ ())

EXHIBIT "A"

LEGAL DESCRIPTION: ALL OF THAT PORTION OF LOTS 1 AND 2, IN BLOCK 16, OF NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 16, NORMANDY BEACH SOUTH, RUN WEST FOR A DISTANCE OF 45 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE RUN SOUTH, AT AN ANGLE OF 90 DEGREES, FOR A DISTANCE OF 101.40 FEET TO THE SOUTH LINE OF LOT 2 OF SAID BLOCK 16; THENCE RUN EAST FOR A DISTANCE OF 107.55 FEET ALONG SAID SOUTH LINE OF LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN IN A NORTHWESTERLY DIRECTION ON THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY, FOR A DISTANCE OF 119.14 FEET BACK TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PLUS:

ALL OF THAT PORTION OF LOTS 11 AND 12, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID LOT 12 AND RUN EASTERLY ALONG THE NORTHERLY LINE OF LOT 12, A DISTANCE OF 52.63 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN ALONG A LINE THAT RUNS ALONG THE CENTERLINE OF A 4-INCH BRICK PARTITION WALL, A DISTANCE OF 85.32 FEET, TO A POINT ON THE DIVIDING LINE BETWEEN LOT 11 AND LOT 2 OF BLOCK 16 OF THE ABOVE MENTIONED SUBDIVISION; THENCE RUN NORTHERLY ALONG THE DIVIDING LINE BETWEEN LOTS 2 AND 11 AND LOTS 1 AND 12 RESPECTIVELY OF THE ABOVE MENTIONED SUBDIVISION, A DISTANCE OF 100.24 FEET TO THE POINT OF BEGINNING, SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EASEMENT LEGAL DESCRIPTION: THAT PERPETUAL EASEMENT DESCRIBED IN THE WARRANTY DEED FROM L.B. JACKSON & COMPANY, A FLORIDA CORPORATION, TO PHIL-CLAIRE REALTY CO., INC., A FLORIDA CORPORATION DATED MAY 20, 1952 RECORDED IN OFFICIAL RECORDS BOOK 3599, PAGE 430 AS MODIFIED BY OFFICIAL RECORDS BOOK 7311, PAGE 163 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF SAID EASEMENT BEING:

FROM A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 16, NORMANDY BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 22.37 FEET; THENCE RUN NORTH, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 15 FEET; THENCE RUN WEST, AT AN ANGLE OF 90 DEGREES FOR A DISTANCE OF 31.62 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 17.62 FEET, BACK TO A POINT OF BEGINNING; SITUATE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.