

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: July 27, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **PB21-0447, a.k.a. PB file No. 1472. 420 W 51<sup>st</sup> Street - Single Family Lot Split Modification.**

An application has been filed requesting modifications to a previously approved lot split. Specifically, the applicant is requesting modifications to the conditions of approval for Lot 17 to modify the condition limiting the unit size, pursuant to Chapter 118, Article VII of the City Code.

#### **RECOMMENDATION:**

Approval with conditions.

#### **HISTORY:**

September 26, 2000: The Planning Board approved a division of land/lot split application at 5045 Lakeview Drive splitting lots 16 and 17 (PB file No. 1472), subject to a number of conditions.

February 27, 2001: The property received a modification to the original lot split approval modifying conditions #3, #4, #8 and #10 of the original order.

#### **EXISTING STRUCTURES/SITE:**

The subject application includes one existing parcel of approximately 28,317 square feet, which was part of a previously approved lot split (lot 16 – 5045 Lakeview Drive and lot 17 – 420 W 51<sup>st</sup> St). Lot 16 was developed with a new home. Lot 17 is currently vacant.

#### **REQUEST:**

The applicant is proposing to modify condition #5 of the original lot split order (see Exhibit A) to increase the allowable unit size for lot 17. The applicant is also proposing to modify condition #3, regarding the tennis court, in order to allow for the tennis court to be rebuilt. Finally the applicant is proposing to modify condition #7, which precludes requests for variances, so that it only applies to lot 16.

#### **ZONING / SITE DATA:**

*Legal Description:* Lots 17, Block 31, LAKEVIEW SUBDIVISION PB 14-42 of the Public Records of Miami-Dade County, Florida,

*Zoning:* RS-2 Single-Family Residential District

Future Land Use: Single Family Residential Category (RS)

Lot Size: 28,317 Square Feet for the subject property (420 W 51<sup>st</sup> St– Lot 17)

**REVIEW CRITERIA:**

Pursuant to Section 118-321(b) of the City Code, in reviewing an application for the division of lot and lot split, the Planning Board shall apply the following criteria:

1. **Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.**

**Consistent–** As previously approved.

2. **Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.**

**Consistent–** As previously approved.

3. **Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.**

**Partially Consistent –** Staff has analyzed the average unit sizes and provided a recommendation to ensure compatibility with the surrounding neighborhood.

4. **Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.**

**Partially Consistent–** The proposed home will require a variance for the reconstruction of the tennis court as proposed.

5. **Whether the building site that would be created would be free of encroachments from abutting buildable sites.**

**Consistent–**

6. **Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The Board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the Planning Director or designee to be architecturally significant under section 142-108 (2) of the City Code.**

**Consistent–** Lot is vacant

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

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

1. **A recycling or salvage plan for partial or total demolition shall be provided.**

**Satisfied** – Per applicant, this will be provided at the building permit stage.

2. **Windows that are proposed to be replaced shall be hurricane proof impact windows.**

**Satisfied** – Windows will be hurricane proof impact windows.

3. **Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

**Satisfied** – Proposed home provides abundant windows and doors such that passive cooling is feasible.

4. **Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

**Satisfied** – Per letter of intent, landscaping will consist of many Florida friendly plants.

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.**

**Satisfied** – The development is designed so that it can adapt to future sea level rise. The applicant is proposing to use the maximum base flood elevation plus 5, with the finished floor 2' higher for the 2-story home.

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.**

**Satisfied** – The proposed home is going to be built to the maximum elevation permitted by City Code such that is adaptable to the raising of the public right-of-way and adjacent land.

7. **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

**Satisfied** – All critical mechanical and electrical systems will be located above BFE.

8. **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

**Not Applicable** – There are no existing buildings.

9. ***When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.***

***Satisfied*** – No habitable space will be located below base flood elevation. Should any portion of the garage be located below BFE, flood proofing systems will be provided in accordance with Chapter 54 of the City Code to ensure proper drainage.

10. ***Where feasible and appropriate, water retention systems shall be provided.***

***Partially Consistent*** – The applicant has indicated that they will utilize appropriate stormwater retention systems and will ensure appropriate drainage is provided.

11. ***Cool pavement materials or porous pavement materials shall be utilized.***

***Partially Consistent*** – The applicant proposed appropriate materials for the driveway and other hardscaped areas.

12. ***The design of each project shall minimize the potential for heat island effects on-site.***

***Partially consistent*** – The Applicant will utilize high albedo surfaces, green roofs and abundant landscaping at ground level.

**ANALYSIS:**

The affected parcels were split in 2000 by the Planning Board. The order at that time contained limitations that the applicant is currently seeking to modify. The applicant is proposing to modify the following condition in the Final Order, regarding the allowable unit size for lot 17:

5. *“The single family dwelling unit to be constructed on the building parcel created by this lot split on Lot 17 shall be limited to no more than 4,650 square feet of total floor area.”*

The area on the survey provided for lot 17 (28,317 SF) differs from the property appraiser information (28,650 SF). For the purposes of this report staff is using the more conservative number, which is the lot area from the survey (28,317 SF). The lot area will be verified on the DRB application and building permit.

The applicant is proposing a unit size of 44% of the lot area. The maximum unit size permitted under the LDR's is 50%. The reason a lower unit size was required on each of the newly created lots pursuant to the original lot split was the result of an analysis of the surrounding properties at the time of the application. The following is part of the analysis from the staff report in 2001:

Address of House (Waterfront homes along the East Side of Lakeview Drive)	Total Adjusted Floor Area of Existing Houses (square feet)	Total Lot Area (square feet)	Floor Area Ratio (FAR)
5030 Pinetree Dr.	4,317	23,500	0.18
4985 Lakeview	3,288	20,500	0.16
4969 Lakeview	5,509	19,530	0.28
4955 Lakeview	3,977	15,680	0.25
4901 Lakeview	3,691	15,540	0.24
4835 Lakeview	3,845	15,120	0.25
4801 Lakeview	4,345	16,960	0.26
Average FAR for single lots in area			0.23
Average adjusted floor area of existing houses for single lots in two-block area			4,139
Median adjusted floor area of existing houses for single lots in two-block area			4,399
Recommended allowable floor area (under a/c) for split single lot			4,650

In 2001 there were 7 parcels in the analysis area that included waterfront properties in the RS-2 zoning districts, excluding the applicant's site. For this proposed revision staff reviewed the analysis area and only included parcels from the same zoning classification (RS-2), and west of Pinetree Drive. This resulted in an analysis of 5 properties and excluded the subject property (Lot 17). This revised analysis area is more standardized and includes only waterfront properties in the same zoning district.

The RS-2 residential single-family zoning district requires a minimum lot area of 18,000 square feet and a minimum lot width of 75 feet. The subject parcel complies with these minimum lot area and lot width requirements.

The table below summarizes the statistical data of similar properties in the surrounding area. The source of the data is the Miami Dade County Property Appraiser's Office. As a point of information, the Property Appraiser's Office adjusts the size of structures by increasing or adjusting the stated square footage for outdoor covered areas such as loggias, covered patios, etc. and for non-air-conditioned garages. As per the City's definitions, these items are generally excluded from unit size calculations. In the Data Analysis below, the existing unit size percentage is the percentage unit size of the existing home using the adjusted square footage from the Property Appraiser's office. Staff has included a "20% allowance" column, to take into

consideration a reasonable accommodation for future renovations and additions for existing homes.

**Area Analysis Data:**

**Surrounding Sites Summary:**

Statistic	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
Average	1940	28,924	6,854	25%	8,225	30%	2
Median	1940	23,900	7,177	22%	8,612	27%	2
Max	1950	47,540	10,103	37%	12,124	44%	2
Min	1932	19,530	4,358	15%	5,230	19%	1
First Quartile	1935	20,015	4,819	18%	5,783	22%	2
Third Quartile	1945	40,345	8,727	34%	10,472	40%	2
Mode	1940	N/A	N/A	N/A	N/A	N/A	2

**Analysis Parcels (aerial)**



Analysis Parcels Data

#	Address	Year Built	Lot Size (SF)	Unit size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
1	4969 LAKEVIEW DR	1940	19,530	7,177	37%	8612	44%	2
2	4985 LAKEVIEW DR	1937	20,500	4,358	21%	5230	26%	2
3	5005 LAKEVIEW DR	1932	47,540	7,351	15%	8821	19%	2
4	5045 LAKEVIEW DR	1950	33,150	10,103	30%	12124	37%	1
5	5030 PINE TREE DR	1940	23,900	5,280	22%	6336	27%	2

The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

\* \* \*

Summary of Data Analysis:

- The analysis area consists of waterfront RS-2 lots to the south, west and east of the subject parcel.
- There are 5 parcels in the analysis area, excluding the applicant's site (520 Lakeview Court).
- All parcels range in size from 19,530 to 47,540 square feet.
- The average lot size is 28,924 square feet. The median lot size is 23,900 square feet.
- The average adjusted unit size is 6,854 square feet (25% of lot area), the median unit size is 7,177 square feet (22% of lot area). There are no homes that exceed the current maximum unit size of 50%.
- Factoring a reasonable assumption of future additions to existing homes of 20% of the current adjusted size, the average home size increases to 8,225 SF (30% of lot area).
- The applicant is proposing a unit size for 420 W 51<sup>st</sup> St (lot 17) of 44% of the lot area (12,393 SF).

Staff would note that the existing homes in the study area have an average unit size of 30%. This is slightly less than the average unit size for most of the City's single-family neighborhoods, which is typically around 31%. Because of the lower average unit size in the study area, staff is not opposed to allowing an increase in unit size above the approved limit of 16.2%. In this regard, staff recommends that the increase in unit size be limited to 30% and not the unit size of 44% that the applicant is proposing,

The recommended increase to 30% unit size is based on the addition to existing homes of 20% to the unit size data that the property appraiser provides. The recommended increase to 30% unit size equates to a 8,495 square foot home, which is an increase of 3,845 square feet from the current limitation.

The applicant is also proposing a modification to condition 3 from the original order, which reads:

7. *"All improvements (tennis court and fence, accessory structure, walkways) which are presently existing on lot 17 and that portion of the existing dock, sufficient to meet the required*



*7.5 feet side setback from lot 16, shall be removed at the time of issuance of a building permit for the construction of single family dwelling on lot 17."*

The applicant is requesting to modify this condition to allow the existing tennis courts to remain. Staff is not supportive of this modification request as the lot is vacant and there is no hardship or practical difficulty. The existing tennis court, per the letter of intent, is proposed to be removed and replaced. Staff recommends that the condition be modified to allow for the retention of the tennis court subject to existing regulations. A tennis court could be constructed without variances if it were setback 20 feet from the property line, pursuant to section 142-1134 of the land development regulations.

Finally, the applicant is requesting to modify condition 7 of the existing lot split order, which currently reads:

7. *"No variances shall be permitted for new structures proposed to be constructed on either of the two resulting building parcels."*

The applicant is proposing to modify this condition so that the no variance provision applies to apply solely to Lot 16, and exempting Lot 17. Staff is not supportive of this modification as the lot is currently vacant and there are no underlying characteristics that create practical difficulties or a hardship in the development of the site. Additionally, this no variance provision is typically provided to lots resulting from a lot split, and is pursuant to the Review Criteria set forth in Chapter 118, Article VII of the City Code. If, in the future, a future owner encounters a genuine hardship regarding an improvement, a request can be made at that time for relief from this condition.

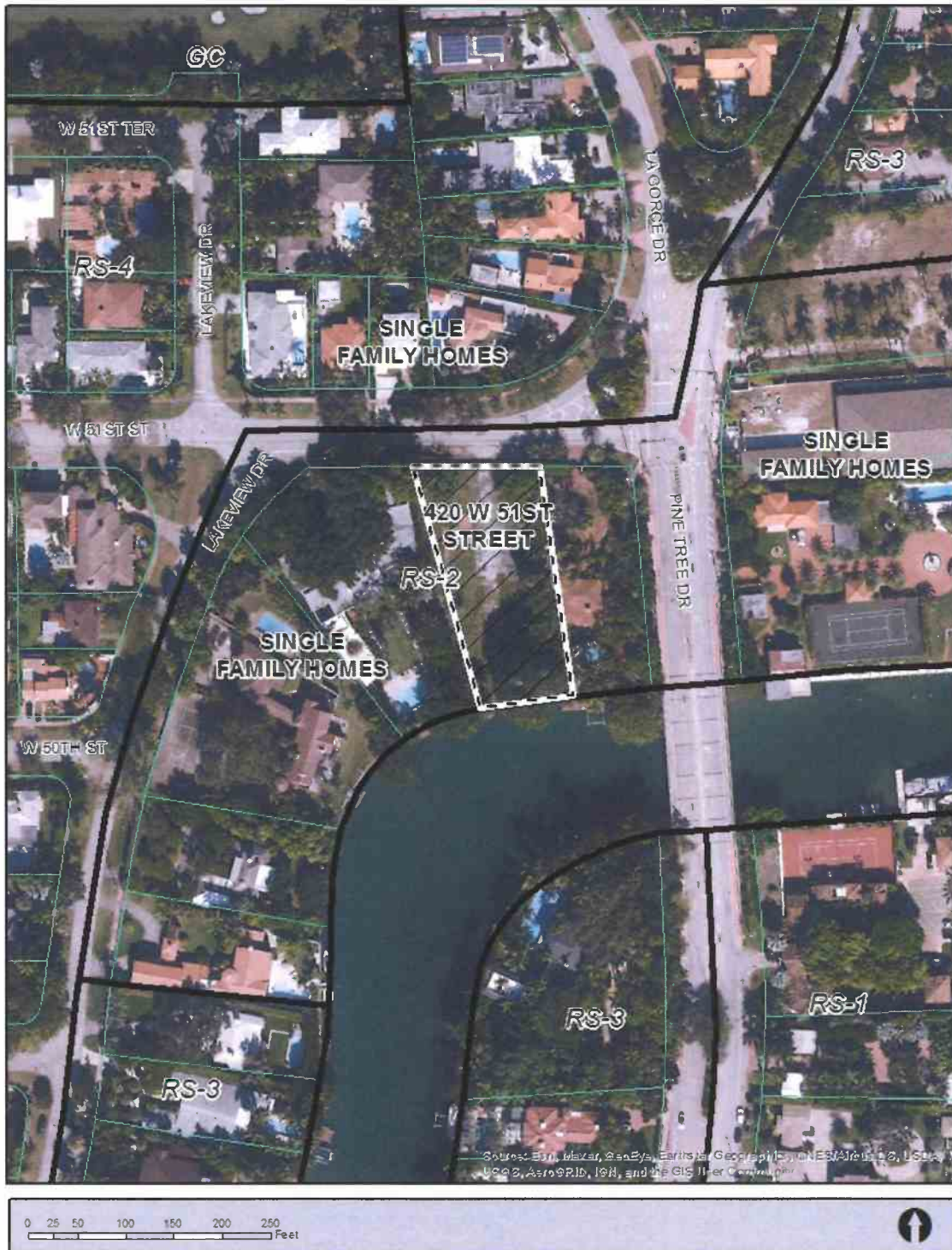
Due to the change in the format of the orders granted by the Planning Board, along with the expiration of many of the temporal conditions of the existing lot split approval that was granted in 2001, staff has drafted the modification to the lot split with current language and updated the numeration of conditions.

**STAFF RECOMMENDATION:**

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Modified Order.



**ZONING/SITE MAP**



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

**PROPERTY:** 420 W 51<sup>st</sup> St

**FILE NO:** PB21-0447, a.k.a. 1472

**IN RE:** An application has been filed requesting modifications to a previously approved lot split. Specifically, the applicant is requesting modifications to the conditions of approval to modify the condition limiting the unit size to allow for permitting a new single-family home, pursuant to Chapter 118, Article VII of the City Code.

**LEGAL**

**DESCRIPTION:** Lots 16 and 17, Block 31, LAKEVIEW SUBDIVISION PB 14-41 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 27, 2021 ~~February 27, 2021.~~

**MODIFIED DIVISION OF LAND/LOT SPLIT  
FINAL ORDER**

The applicant, Paul Bloch, filed an application with the Planning Department for modifications to a previously approved modified lot split order granted on February 27, 2001, pursuant to Article VII, "Division of Land/Lot Split" of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request 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 original approval is attached as "Exhibit A" for reference. The conditions approved on April 7, 1988 are superseded as follows:

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 lots that would be created are divided in such a manner that they are in compliance with the regulations of the land development regulations of the City code;

That the building site that would be created would be equal to the most common existing lot size, and of the same character as the surrounding area;

That the scale of any proposed new construction is compatible with the as-built character of the surrounding area;

That the building site that would be created is free of encroachments from abutting buildable sites;

That the proposed lot split does not adversely affects architecturally significant or historic homes;

That the public health, safety, morals, and general welfare will not be adversely affected;

That 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, and the staff report and analysis, which is adopted herein, including the staff recommendations which were amended by the Board, that the Lot Split as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed: +

1. The properties involved in this request for Division of Land/Lot Split shall not be subdivided any further.
2. All improvements (tennis court and fence, accessory structure, walkways) which are presently existing on lot 17 and that portion of the existing dock, sufficient to meet the required 7.5 feet side setback from lot 16, shall be removed or brought into compliance with land development regulations at the time of issuance of a building permit for the construction of single family dwelling on lot 17.
3. The single family dwelling unit to be constructed on the building parcel created by this lot split on Lot 17 shall be limited to no more than ~~4,650 square feet of total floor area~~ 8,495 (30%) square feet of total unit size.
4. In the event a new residence is constructed on Lot 17, a minimum setback of fifteen (15) feet shall be maintained from the lot line of Lot 16.
5. No variances shall be permitted for new structures proposed to be constructed on either of the two resulting building parcels.
6. Individual underground utility connections, individual water, sewer, electric, telephone and cable connections, payment of any applicable impact fees and the removal and replacement of necessary sections of the sidewalk, curb and gutter shall be provided. This condition shall apply to the new construction located on the lots created by this subdivision. The applicant shall be in total compliance with this condition prior to the issuance of a Certificate of Occupancy.
7. The subject properties shall not be further subdivided, unless said subdivision is consistent with the prevailing Zoning Ordinance regulations.
8. This Order shall be recorded in the public records of Miami-Miami-Dade County at the expense of the applicants.
9. Within a reasonable time after applicant's receipt of the Final Order, as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit shall be issued until this requirement has been satisfied.

10. 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.
11. 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.
12. The applicant shall abide by the "Construction Management Conditions," attached as Exhibit "A" proffered and entered into evidence at the time of the public hearing.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Rogelio Madan, AICP  
Chief of Chief of Community Planning & Sustainability  
FOR THE CHAIRMAN

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Rogelio Madan, Chief of Community Planning & Sustainability for 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 \_\_\_\_\_ ( )

**PLANNING BOARD**

**CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 5045 Lake View Drive

**FILE NO:** 1472

**IN RE:** The application by Rosa Tenenbaum, requesting modifications to the conditions of a previously approved lot split

**LEGAL**

**DESCRIPTION:** Lots 16 and 17, Block 31, LAKEVIEW SUBDIVISION PB 14-42 of the Public Records of Miami-Dade County, Florida,

**MEETING DATE:** February 27, 2001

**DIVISION OF LAND/LOT SPLIT**

The applicant, Rosa Tenenbaum, filed an application with the Planning Director for a Division of Land pursuant to Section 118-321 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Division of Land 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 of the record for this matter:

That the property in question is located in the RS-2 - Single Family Zoning District;

That the Building Sites created would be equal to or larger than the majority of the existing Building Sites and of the same character on the surrounding area;

That the Building Sites created are not free of encroachments from abutting buildable sites, but would be if the following conditions are implemented; and

That the Building Sites created will result in existing structures becoming non-conforming as they relate to setbacks and other applicable regulations of Land Development Regulations, but would be conforming if the following conditions are implemented.



**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact and the staff report and analysis, which are adopted herein, including the recommendations, that the Lot split be APPROVED as requested and set forth above, and the following conditions shall be appurtenant to each lot, as applicable:

1. This lot split shall be contingent upon the applicant receiving approval for a setback variance from the Board of Adjustment for the proposed east side yard setback for the main residence retained on Lot 16. All costs associated with said application shall be paid by the applicant or the contract purchaser. If said approval is not granted, the lot split shall automatically become null and void.
2. The dock on lot 16 must be removed or reduced so that it has a 7.5' setback from lot 17. The pool deck must be cut back so that it has a 7.5' setback from lot 17. A fence shall be constructed to act as a safety barrier for the swimming pool. All chain link fences located within the required rear yard (approx. 38') shall be removed.
3. All improvements (tennis court and fence, accessory structure, walkways) which are presently existing on lot 17 and that portion of the existing dock, sufficient to meet the required 7.5 feet side setback from lot 16, shall be removed at the time of issuance of a building permit for the construction of single family dwelling on lot 17.
4. The applicant shall make application to the Board of Adjustment for the above required variance within four (4) months from the date of the Planning Board public hearing granting this approval, and the work required by Condition #2 shall be completed within ten (10) months (July 26, 2001) from the date of the Planning Board public hearing granting this approval, or the lot split shall automatically become null and void.
5. The single family dwelling unit to be constructed on the building parcel created by this lot split on Lot 17 shall be limited to no more than 4,650 square feet of total floor area.
6. In the event a new residence is constructed on Lot 17, a minimum setback of fifteen (15) feet shall be maintained from the lot line of Lot 16.
7. No variances shall be permitted for new structures proposed to be constructed on either of the two resulting building parcels.
8. Each Lot shall provide individual underground utility connections, individual water, sewer, electric, telephone and cable connections, payment of any applicable impact fees and the removal and replacement of necessary sections of sidewalk, curb and gutter prior to the issuance of a Certificate of Occupancy for a new residence on Lot 17. Additionally, no cross lot service connectors shall be permitted. A time restriction regarding this condition shall not apply to future new construction on Lot 17. Lot 16 shall comply within ten (10) months (July 26, 2001) of this approval date regarding this condition.
9. The subject properties shall not be further subdivided, unless said subdivision is consistent with the prevailing Zoning Ordinance regulations.

10. This Order shall be recorded in the public records of Miami-Miami-Dade County at the expense of the applicants.

**PROVIDED**, that all necessary steps to effectuate compliance with this Order are taken prior to the respective time periods for compliance, unless the time for the compliance with said conditions is extended or amended by the Planning Board. In the event the above conditions are not met within the time periods as specified above, the Lot Split shall become null and void.

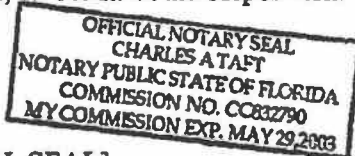
Dated this 20~~th~~ day of MARCH, 2001.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Jorge G. Gomez, Planning Director  
For Chairman

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 20~~th~~ day of MARCH, 2001, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

[Signature]  
Notary:

Print Name: CHARLES A. TAFT  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department    (Mk 3-14-01)

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RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT