

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: November 03, 2020

PROPERTY/ FOLIO:	300 71 st Street	02-3211-002-0930
	326 71 st Street	02-3211-002-0850
		02-3211-002-0870
		02-3211-002-0880
	6985 Abbott Avenue	02-3211-002-0860
	6961 Abbott Avenue	02-3211-002-0890
	6972 Harding Avenue	02-3211-002-0920

FILE NO: DRB19-0462

IN RE: An application has been filed requesting Design Review Approval for the construction of a new multistory mixed-use residential and retail development, including one or more waivers and one or more variances from the street class frontage requirements and to retain non-conforming setbacks, to replace surface parking lots and to retain two existing multistory buildings.

LEGAL: See attached Exhibit 'A'

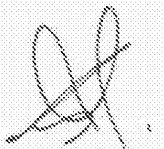
APPLICANT: North Beach Town Center Development, LLC
Pacific Star Capital, LLC

ORDER

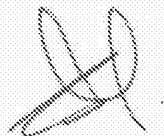
The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a 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, 9, 12, 13, 16 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 the Sea Level Rise Criteria 1, 5, 10 and 12 in Section 133-50(a) of the Miami Beach Code.

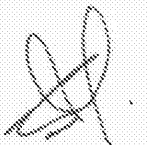


1. The garage screening elements along Abbott Avenue and visible from Harding Avenue shall not be approved as proposed. The screening elements shall be further refined and this portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
2. The Harding Avenue architectural treatment (trellis, terrace, pop up) and façade shall not be approved as proposed. The elements shall be further refined and this portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
3. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 6961 Abbott Avenue shall be submitted to and approved by staff; 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 plans for project shall be approved as proposed with the exception of the garage screening along the east and west facades below the tower and the architectural screening element (trellis, terrace, pop up) along Byron Avenue covering the parking. This portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
 - c. Both the existing Gidney and City National Bank building located in the northernmost portion of the site—along 71st Street—shall be substantially retained and renovated and incorporated into the proposed development and shall be restored to the original design to the greatest extent possible, except as modified herein, in a manner to be reviewed and approved by staff consistent with all documented resources.
 - d. The architect shall clarify location and type of required bicycle (long vs short term) parking on a revised site plan.
 - e. The architect shall further refine the proposed surface parking area, covered trellis, and retail pop-up area to the south of the existing City National Bank building, in order to achieve an architectural solution commensurate with the rendering depicted on sheet A5.5 of the submittal. This portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
 - f. The architect shall further refine the proposed east elevation along Harding Avenue in order to substantially screen all of the proposed surface parking area and driveway loading areas to the greatest extent possible, in order to achieve an architectural solution commensurate with the rendering depicted on sheet A5.5 of the submittal. This portion of the project shall be



resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.

- g. All rooftop parking shall be screened from view from surrounding buildings through the use of solar carports or landscaping.
- h. Additional design details of the parking garage screening elements are needed. Specifically, the project architect shall further refine all featureless walls to incorporate a more articulated architectural treatment to the 'blank featureless wall' elevations (A4.4 and A4.6). This portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
- i. The applicant shall further refine the proposed parking garage screening. The final design details and color selection of the "parking garage podium screening" proposed at portions of the parking podium shall be submitted. This portion of the project shall be resubmitted for review and approval to the Design Review Board at a future DRB meeting date as a modification application.
- j. The final details of all exterior surface finishes and materials, including samples, 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.
- k. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving, partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.
- l. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
- m. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- n. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- o. The final design details and pattern of the hardscape and exterior walkways 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.
 - p. Any exterior ground floor 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 consistent with the Design Review Criteria and/or the directions from the Board.
 - q. The interior walls of the two driveways at the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - r. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - s. Final details of all proposed storefront systems and associated details shall be provided for all ground floor elevations on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. 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.
 - u. 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.
4. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be

limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed application, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. All overhead utility lines shall along all street frontages within the block of the subject property be relocated underground. All utility poles shall be removed.
- e. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, with the exception of a small portion of slab to accommodate loading in the alley, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- g. The Backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. Street trees shall be required within the sidewalk 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.
- i. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- j. 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.

- k. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- n. 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.

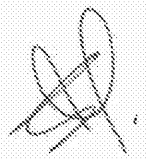
In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying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

II. Variance(s)

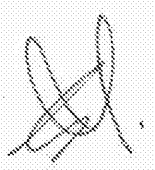
- A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, withdrawn, or denied:

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

- 1. A variance to reduce up to 10'-0" from the minimum required setback of 10'-0" for the pedestal structure as measured from Grade to 55'-0" (from BFE+5') along a class A frontage in order to retain an existing building located at the corner of 71st Street and Harding Avenue with a setback ranging from 5'-0" to zero (0'-0").
- 2. A variance to reduce up to 25'-0" from the minimum required setback of 25'-0" for the lower structure as measured from 55'-0" (from BFE+5') to maximum height along a class A frontage in order to retain an existing building located at the corner of 71st Street and Harding Avenue with a setback ranging from 5'-0" to zero (0'-0").



3. A variance to reduce up to 10'-0" from the minimum required setback of 10'-0" for the pedestal and tower structure along a class C frontage in order to retain an existing building located at the corner of 71st Street and Harding Avenue with a setback ranging from 2'-4" to zero (0'-0").
4. A variance to reduce by 10'-0" the required 10'-0" wide "Clear Pedestrian Path" along 71st Street (Class A).
5. A variance to reduce by 10'-0" the required 10'-0" wide "Clear Pedestrian Path" along Harding Avenue (Class C).
6. A variance to reduce the minimum required habitable space with 20'-0" in depth along 85% of the length of the façade at setback line along a class C frontage (Harding Avenue) in order to provide a portion of the façade with landscape.
7. A variance to reduce the minimum required habitable space along 85% of the length of the façade at setback line along a class C frontage (Harding Avenue) in order to provide a portion of the façade with landscape.
8. A variance to reduce by 35'-0" the minimum height of a façade in order to not provide a building along 85% of the façade fronting on Harding Avenue (Class C).
9. A variance to eliminate the visibility requirement for ground floor parking along Harding Avenue.
10. A variance to eliminate the shade structure required that projects for a minimum depth of five (5) feet along 71st Street (Class A) in order to retain an existing nonconforming six-story building.
11. A variance to eliminate the shade structure required that projects for a minimum depth of five (5) feet along Harding Avenue (Class C) in order to retain an existing nonconforming six-story building.
12. A variance to reduce the required minimum of 70 percent clear glass windows with views into the habitable space along 71st Street (Class A) in order to retain an existing nonconforming six-story building.
13. A variance to reduce the required minimum of 70 percent clear glass windows with views into the habitable space along Harding Avenue (Class C) in order to retain an existing nonconforming six-story building.
14. A variance to eliminate the requirement to screen the parking facilities from public rights-of-way and clear Pedestrian Path facing Abbott Avenue and Harding Avenue.
24. A variance to reduce the minimum required habitable space with 45'-0" in depth along 90% of the length of the façade at setback line along a Class B frontage (Abbott Avenue) in order to provide an internal vehicular turn around



area.

The following variance(s) were withdrawn:

15. ~~A variance to allow a driveway on a class B frontage (Abbott Avenue) when there is a class C frontage (Harding Avenue) on the property in order to provide two separate driveways.~~
16. ~~A variance to reduce the required minimum of 70 percent clear glass windows with views into the habitable space along 71st Street (Class A) in order to retain an existing nonconforming three-story building.~~
17. ~~A variance to reduce the required minimum of 70 percent clear glass windows with views into the habitable space along Abbott Avenue (Class B) in order to retain an existing nonconforming three-story building.~~
18. ~~A variance to not provide a clear pedestrian path free from obstructions along limited portions of 71st Street (Class A) frontage.~~
19. ~~A variance to not provide a clear pedestrian path free from obstructions along limited portions of Abbott Avenue (Class B) frontage.~~
20. ~~A variance to not provide a shade structure over the required pedestrian path along 71st Street (Class A).~~
21. ~~A variance to not provide a shade structure over the required pedestrian path along Abbott Avenue (Class B).~~
22. ~~A variance to reduce up to 10'-0" from the minimum required setback of 10'-0" for the pedestal structure as measured from Grade to 55'-0" (from BFE+5') along a class A frontage in order to retain an existing building located at the corner of 71st Street and Abbott Avenue with a setback ranging of zero (0'-0").~~
23. ~~A variance to reduce up to 10'-0" from the minimum required setback of 10'-0" for the pedestal structure as measured from Grade to 55'-0" (from BFE+5') along a class B frontage in order to retain an existing building located at the corner of 71st Street and Abbott Avenue with a setback ranging of zero (0'-0").~~

- B. The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents with the application comply with the following hardship criteria, 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.

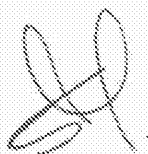
C. The Board hereby Approves the Variance request(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

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. If required, the applicant shall obtain a revocable permit from the Public Works Department for the proposed improvements within the public right-of-way, subject to approval of the City Commission, prior to the issuance of a building permit.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

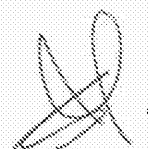
III. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.

- A. 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.
- B. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City



Code. This fee is set as a percentage of the cost of construction.

- C. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.
- D. Project shall comply with Urban Heat Island Ordinance, roofing.
- E. Identify intended compliance with Section 142-747 North Beach Public Benefits Fund. Fee per unit public fund benefit. Contribution to public benefits fund. A contribution to the public benefits fund, in the amount identified in appendix A shall be required for each square foot of floor area located above the 125 feet. Provide information and details of how the project will satisfy this requirement.
- F. 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.
- G. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the new building to the proposed alley re-alignment.
- 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. 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.
- J. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- K. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- L. 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.
- M. 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.

N. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

O. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "6985 Abbott Avenue: Final Submittal" as prepared by **cube3, LLC** dated signed and sealed June 04 2020, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

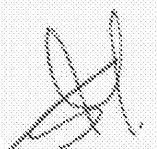
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

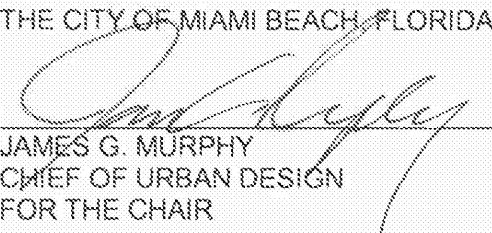
In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 15th day of November, 2020.

DESIGN REVIEW BOARD



THE CITY OF MIAMI BEACH, FLORIDA

BY: 

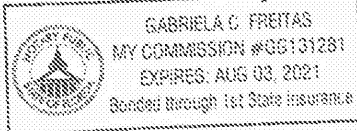
JAMES G. MURPHY
 CHIEF OF URBAN DESIGN
 FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 15th day of November, 2020 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.



 NOTARY PUBLIC

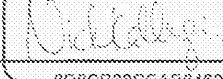
Miami-Dade County, Florida

My commission expires: Aug. 3, 2021

Approved As To Form:

City Attorney's Office:

DocuSigned by:



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 Filed with the Clerk of the Design Review Board on Jan 14, 2021 (11/18/20)

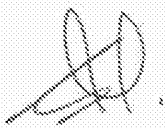


Exhibit 'A'

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 3, 4, 16, 17 AND 18, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: 36,991.48 SQ. FT)

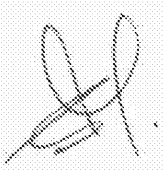
PARCEL 2:

LOT 5, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: 6,000.00 SQ. FT)

PARCEL 3:

LOT 2, BLOCK 12 OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (LAND AREA: 6,000.00 SQ. FT)

TOTAL LAND AREA: 48,995.48 SQ. FT

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive representation of a name.