

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: November 13, 2023

PROPERTY: **600-650 72nd Street, 7116-7134 Carlyle Ave, 7121 Dickens Ave, 601 71st Street**

650 72 Street	02-3211-002-0170
600 72 Street	02-3211-002-0250
7134 Carlyle Avenue	02-3211-002-0240
7130 Carlyle Avenue	02-3211-002-0230
7121 Dickens Avenue	02-3211-002-0190
621 71 Street	02-3211-002-0200
601 71 Street	02-3211-002-0210
7116 Carlyle Avenue	02-3211-002-0220

FILE NO: DRB23-0928

IN RE: An application for Design Review Approval for the construction of a new 19-story mixed-use development, including one or more waivers, and variances from the minimum required depth for ground floor habitable space along both 72nd Street and Dickens Avenue, a variance from the minimum required interior side tower setback, a variance from the maximum width of a driveway access on Dickens Avenue, and a variance from the minimum width for a 2-way drive. This project is proposed to take place in two (2) phases, as a phased development project.

LEGAL: See attached Exhibit 'A'

APPLICANT: 72nd & Carlyle Investment LLC, NDPRE #15 LLC and NDPRE #15B 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 2.1.3.1 of the Land Development Regulations. 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 d, i, j & s in Section 2.5.3.1 of the Land Development Regulations.

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- 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 in Section 7.1.2.4(a)(i) of the Land Development Regulations
- D. The project shall take place in two phases as a phased development project in accordance with the following phasing schedule:
1. **Phase I** (Lots 1, 2, 7, 8, 9, 10, 11, and 12 of Block 4) A full building permit for the Phase I improvements shall be issued within eighteen (18) months of the Board's approval; and

Phase II (Lots 4, 5, 6, and 9 of Block 4). A complete application shall be submitted for Design Review Board Approval for Phase II, no later than December 31, 2026 (the minimum time necessary to allow for the completion of the lease), in accordance with Section 2.5.3.5.c. The minimum required floor area to be reserved for Phase II shall be 15,105 SF.
 2. Within 90 days of the completion of Phase I (issuance of a TCO or CO), the applicant shall present a progress report to the Board on the status of Phase II.
- E. A progress report on the operation of the facility, including updated traffic study, shall be scheduled before the Design Review Board within 180 days after obtaining a TCO or CO for Phase I.
- F. The project would be consistent with the criteria and requirements 2.5.3.1 and/ or Section 7.1.2.4(a)(i) if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings for the proposed multi-family residential building shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The design of the garage screening shall be approved consistent with the revised design presented to the Design Review Board at the 11/13/2023 meeting with the file entitled "Presentation 11-13-23". The final design and details of the garage screening shall be provided, subject to the review and approval of staff.
 - b. The loading area of phase 1 shall be fully enclosed by solid walls, in order to mitigate negative impacts on the abutting 2-story multifamily building. The south and west walls (along the interior property lines) of the loading area shall be setback 9", in order to allow the planting of a creeping vine on the abutting walls. Additionally, the surface of such walls shall contain the same finish/pattern of the ground floor retail, as presented to the Design Review Board at the 11/13/2023 meeting.



- c. A vehicular gate shall be provided at the building line along Dickens Avenue, which shall remain closed when the loading docks close, in accordance with the allowable operations for loading within the TC-C district.
- d. The proposed 20'-0" increase, for a not to exceed height of 220 feet , **shall be** waived.
- e. The separation of driveways for parking and loading **shall be** waived as proposed
- f. The proposed driveway on a Class B street (Dickens Avenue) **shall be** waived as proposed.
- g. The reduced separation distance between the driveways on Class C frontage **shall be** waived as proposed.
- h. A minimum 10'-0" foot wide "Clear Pedestrian Path," free from obstructions, including but not limited outdoor cafes, sidewalk cafes, landscaping, signage, utilities, door swings, etc., shall be maintained on the ground floor along all street frontages.
- i. 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, and the revised drawings presented at the 11/13/2023 meeting.
- 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. 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 or way or adjacent properties shall be permitted.
- l. 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.
- m. 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.

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- n. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, and shall not exceed 10 feet in height, 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 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. Utility infrastructure shall be concealed from public view and may be placed within required habitable space (20'-0") or behind if access from the street is required. In this case, demonstrate that access from the street is required by the Florida Building Code or other applicable regulations for the Fire Pump room.
 - s. 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.
 - t. 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.
 - 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.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans 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 plans shall comply with Chapter

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4-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

- a. All existing overhead utility lines abutting the site on Carlyle Avenue shall be relocated underground and all utility poles shall be removed.
- b. The width and depth of the planters at the rooftop of the tower shall be increased to be of a sufficient size to support the trees shown on the renderings provided, subject to the review and approval of staff.
- c. A minimum 9" wide planting strip with a creeping vine, shall be provided along the south and west walls of the enclosed loading area, along the interior property lines, in a manner to be reviewed and approved by staff.
- d. 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.
- e. 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.
- f. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.
- g. 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.
- h. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- i. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- j. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- k. 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.

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Right-of-way areas shall also be incorporated as part of the irrigation system.

- l. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- m. 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.
- n. 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.
- o. 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 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s) and Waiver(s)

- A. The applicant filed an application with the Planning Department for the following waivers:
 - 1. A waiver from 7.2.14.6.c.2 filed as part of this application. The Board hereby grants the requested waiver of to allow an additional 20 feet of height to allow for a height not to exceed 220 feet.
 - 2. A waiver from 7.2.14.6.c.i.6.c filed as part of this application. The Board hereby grants the requested waiver to allow driveways and vehicle access to off-street parking and loading on a Class B frontage (Dickens Avenue).
 - 3. A waiver from 7.2.14.6.c.i.1.I.III filed as part of this application. The Board hereby grants the requested waiver to allow for a separate loading and parking driveways.
 - 4. A waiver from 7.2.14.6.c.i.6.c.II filed as part of this application. The Board hereby grants the requested waiver to allow for driveways on a Class C street to be spaced closer than 30 feet, for a space of 19'-5".

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- B. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance to reduce the required 50'-0" of the habitable depth requirement along 72nd Street (Class A).
 2. A variance to reduce the required 45'-0" of the habitable depth requirement along Dicken Avenue (Class B).
 3. A variance to reduce by 10' the required side, interior setback (Class C Street) in order to construct a portion of the building above 55 feet at a setback of 20'-0".
 4. A variance to construct a 22' wide limited driveway, where with a design waiver the driveway may not exceed a 12' width (Class B Street).
 5. A variance from the minimum required 22'-0" for a two-way drive for the loading area accessed from Dickens Avenue.
- C. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, 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.

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.

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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.

- D. 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. The applicant shall address the following Transportation, Mobility, Concurrency, and Parking requirements:
 - a. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
 - b. Property managers and business operators for all residential and commercial uses shall ensure that at no time shall delivery trucks block traffic flow on the public right-of-way.
 - c. The applicant shall submit an MOT (Maintenance of Traffic) plan to Public Works Department and Transportation Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - d. The applicant shall coordinate with the Transportation & Mobility Department to implement the Transportation Demand Management (TDM) strategies listed in this Memorandum and agreed upon via email on 9/22/2023.
 - i. The applicant shall commit to providing secure bicycle parking spaces, including 17 short-term spaces and 200 long-term spaces.
 - ii. As part of the proposed redevelopment, the project will provide 242 parking spaces within the proposed parking garage.
 - iii. The applicant shall create and implement a carpool incentive program for employees.
 - iv. The applicant shall integrate bikeshare information into communication materials for visitors and residents.
 - v. The applicant shall provide Miami-Dade County Transit and Miami Beach Trolley information within the site, including route schedules and maps.

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- vi. The applicant shall offer at least 3 free monthly Citi Bike passes to employees.
 - vii. The applicant shall offer at least 3 free monthly Miami-Dade County Transit passes to employees.
 - viii. The applicant shall designate a TDM Coordinator who will communicate with the City of Miami Beach Transportation & Mobility Department regarding the implementation of the above. The applicant will provide a name, phone number, and email to the Transportation & Mobility Department.
- e. The applicant shall reconfigure the Navarro Pharmacy driveway as part of this project and this will provide east/west connectivity between Dickens Avenue and Carlyle Avenue for Phase I. Such connectivity, including parking and loading will be removed, as proposed for Phase II.
 - f. The applicant shall coordinate with the Transportation & Mobility Department to develop appropriate signal timing improvements to reduce delays at the Dickens Avenue/71 Street and Dickens Avenue/72 Street intersections during the PM peak hour.
 - g. The applicant shall commit to provide the sufficient number of valet attendants for residents only to ensure that the queue from the valet does not extend onto public right-of-way, a minimum of one (1) attendant during normal peak periods.
 - h. Backing into or out of the site from Dickens Avenue or Carlyle Avenue shall not be permitted.
 - i. A signage and marking plan shall be reviewed and approved by the Transportation and Mobility Department prior to the issuance of a Building Permit.
3. The applicant shall address the following Public Works comments prior to the issuance of a Building Permit:
- a. An analysis of the water and sewer system may be required prior to connecting to the City's Utility Infrastructure to confirm if the system can accommodate the additional flows proposed by the increased demand from the site.
 - b. There east-west and north-south easements traversing NORMANDY BEACH SOUTH PB 21-54 BLK 4. Contact Public Works Department Administration to initialize the easement vacation process. Initialization is required prior to approval by the Public Works department.
 - c. The site has existing 4 inch and 6-inch water mains within the easements which also serves 7141 Indian Creek Drive. The developer will be

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responsible for installing and bare all costs for a new water main to feed the site which will lose service from the abandonment of these water mains in the utility easement.

- d. Show corner clearance triangle on plans. Use the CMB Detail Drawing 10-27. Sec. 142-1135. - Corner visibility. On a corner lot, there shall be no structure or planting which obstructs traffic visibility between the height of two feet and ten feet above the street corner grade, within the triangular space bounded by the two intersecting right-of-way lines and a straight line connecting the right-of-way lines 15 feet from their intersection.

If the sight-visibility cannot be achieved, a Hold Harmless Agreement and Convex mirrors will be required prior to approval of the building permit, subject to the review and approval of the Public Works Department and Planning Department.

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 and Waivers' 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 Section 7.1.3.2 of the Land Development Regulations. This fee is set as a percentage of the cost of construction.
- C. In accordance with Section 7.2.14.6(d)(2), participation in the public benefits program shall be required for floor area that is located above 125 feet in height up to the maximum height. The applicant shall identify the option or mix of options chosen at the time of the initial building permit application. All required fees shall be paid prior to the issuance of a building permit.
- D. 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.
- E. 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, agreeing to indemnify and hold harmless the City from and against any claim or loss arising from an accident caused by

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a motor vehicle or other instrumentality being operated in reverse while entering or exiting the proposed development's loading facilities.

- F. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- G. All allowable construction signage shall be in accordance with Section 6.3.2 of the Land Development Regulations.
- H. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.
- I. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- J. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.
- K. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- L. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- M. 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.
- N. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- O. 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.
- P. 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.
- Q. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

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R. 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 "72B: Final Resubmittal" as prepared by **Arquitectonica**, dated 10/16/2023, and the revised drawings presented at the 11/13/2023 meeting, entitled "72 North Beach Town Center" dated 11/13/2023, 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 Section 2.2.4.6 of the Land Development Regulations; 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 2 of the Land Development Regulations, 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 2 of the Land Development Regulations, for revocation or modification of the application.

Dated 1/23/2024 | 7:37 PM EST

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DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

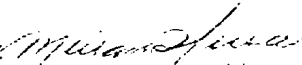
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BY: DEC3ECF2EB68404...
Michael Belush, AICP
Planning & Design Officer
For Chairman

STATE OF FLORIDA)
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COUNTY OF MIAMI-DADE)

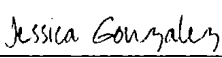
The foregoing instrument was acknowledged before me this 25 day of January, 2024 by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Notary: 
Print Name Miriam Herrera
Notary Public, State of Florida
My Commission Expires: 12-16-27
Commission Number: HH 470768

{NOTARIAL SEAL}

Approved As To Form: 
City Attorney's Office: AS43D707D159402 (1/23/2024 | 7:37 PM EST)

Filed with the Clerk of
the Design Review Board on 
TOP3E40B90K6240 (1/25/2024 | 12:01 PM EST)

"Exhibit A"

Legal Description:

Lots 1 and 2, Block 4, LESS the West 5 feet thereof, 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.

AND

Lot 12, Block 4, 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.

AND

Lot 11, Block 4, 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.

AND

Lot 10, Block 4, 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.

AND

Lot 4, Block 4, LESS the West 5 feet thereof, 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.

AND

Lots 5 and 6, Block 4, 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.

AND

Lots 7 and 8, Block 4, 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.

AND

Lot 9, Block 4, 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.

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