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VIA ELECTRONIC AND HARD COPY SUBMITTAL

March 10, 2024

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB23-0985** - Design Review and Variances for the Property Located at 1333 Dade Boulevard, Miami Beach

Dear Mr. Belush:

This law firm represents Qriar Office LLC (the "Applicant"), the owner of the property located at 1333 Dade Boulevard (the "Property") within the City of Miami Beach (the "City"). Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for approval of a proposed mixed-use development on the Property, with residential and office space, including variances from the drive-aisle width, the nonresidential First Habitable Level ("FHL") height standard, and the rooftop decorative element.

Property Description. The vacant Property is situated on the north side of Dade Boulevard between Bay Road and West Avenue. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser Office identifies the Property with the Folio No. 02-3233-012-0671. See Exhibit A, Property Appraiser Summary. According to the Map of Boundary Survey prepared by John Ibarra and Associates, Inc. and dated June 15, 2023 (the "Survey"), the Property is all of Lot 13 and a portion of Lot 10 of Block 16-A of the Plat of Island View Subdivision as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County (the "Plat"). See Exhibit B, Survey, and Exhibit C, Plat.

The Property is approximately 8,450 square feet (0.194 acres) in size and is very narrow at only fifty (50) feet

wide, except at the angled street frontage, which is also slender at 57.4'. The Property is located at the southern edge of the Sunset Harbour Neighborhood with Dade Boulevard, the Dade Canal and 17th Street located to the south, providing an expansive distance between the nearest development to the south. To the east of the Property there is a self-storage establishment and on the north and west sides of the site there are two towing companies.

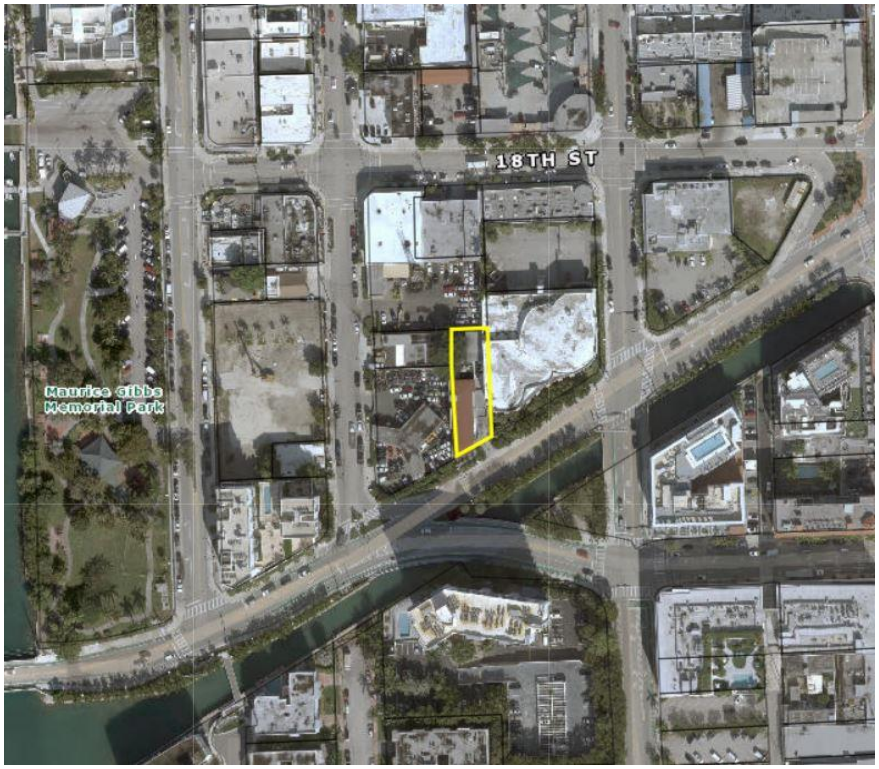


Figure 1, Aerial

Future Land Use. The Future Land Use Map ("FLUM") of the City's Comprehensive Plan designates the Property as Medium Intensity Commercial (CD-2). See Figure 2 below, FLUM Map. The 2040 Comprehensive Plan provides that the purpose of the CD-2 District is to provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which serve the entire City and may include professional offices and residential uses.

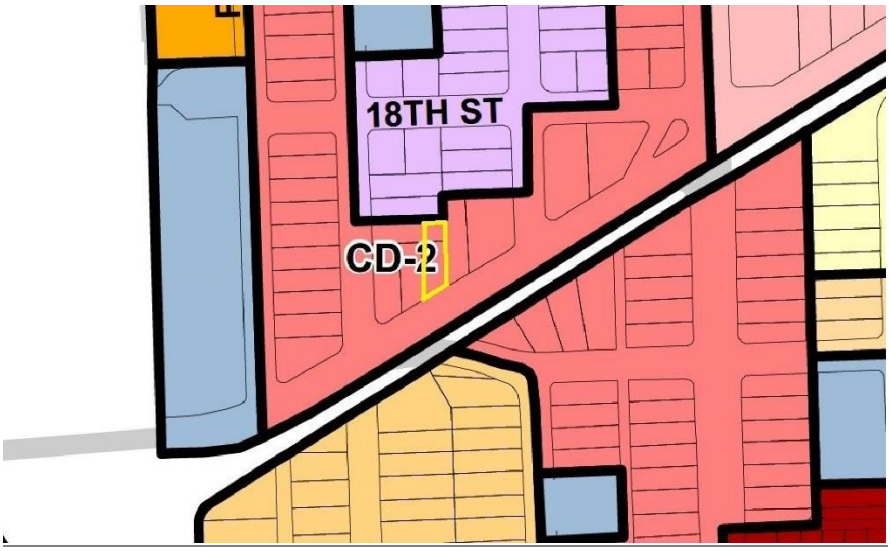


Figure 2, FLUM Map

Zoning. The Property is also located in the in the Medium Intensity Commercial ("CD-2") zoning district. See Figure 3 below, Zoning Map. The purpose of the CD-2 district is to provide for commercial activities, services, offices, and related activities that serve the entire City.

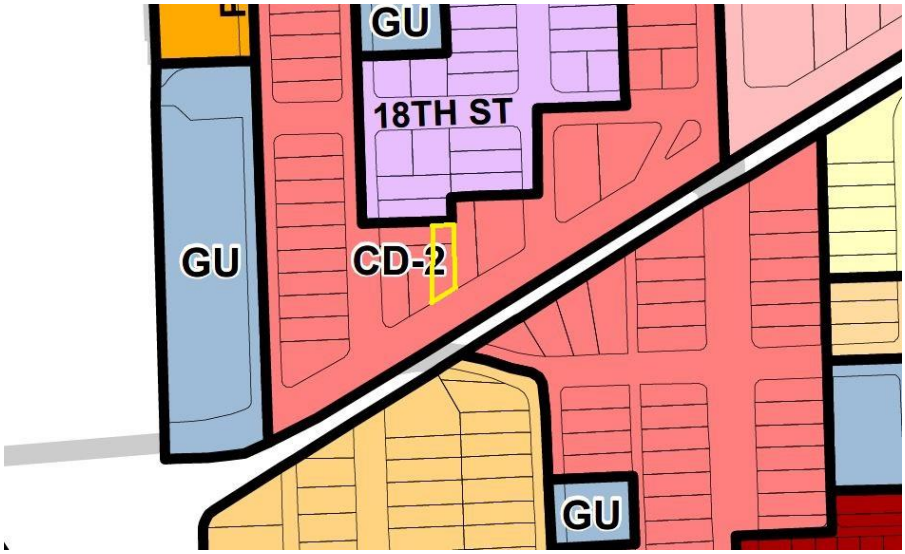


Figure 3, Zoning Map

Proposed Development. The Applicant proposes a modern, beautifully designed five-story mixed-use development, consisting of one floor of residential space and three floors of office space all above the ground level parking area (the "Project"). The loading and parking areas will be enclosed and covered. The slender building takes on the character of the lot, and provides much more than the required setbacks to better fit into

the neighborhood. Notably, the majority of the building walls are purposefully setback from the property lines, 5 feet or more from the south and east and 15 feet or more from the west and north, and also the building is intentionally oriented towards the front to take advantage of the Sunset Harbour perimeter condition with no nearby neighbor to the south. The Project will have a distinctive, symmetrically woven frame with elegant architectural eyebrows and associated rooftop cornice that gracefully extends above the roof at the south end. The design will incorporate notable landscaping and greenery throughout the ground level and in numerous planters throughout at each level and on the rooftop.

The Applicant proposes approximately 2.0 FAR permitted for mixed uses. The Project will have 16,871 square feet of total floor area and will have a building height of 55 feet. The Project will comply with short frontage requirements under the Resiliency Code.

The Project provides a total of fourteen (14) parking spaces, including twelve (12) spaces utilizing six (6) mechanical lifts, one (1) ADA space, and one (1) surface parking space. The Project will have a valet-parking station on the ground floor. At least one valet operator will always be on-site to ensure that a car can be removed from any lift if necessary. The resident, visitors, and office employees can drop their car off with valet, which will be processed to the mechanical lifts, but only the valet operators will have the key to access and operate the lifts. The resident will be able to self-park in non-lift spots after hours but will not be able to raise their car up any lift on their own.

The driveway connection to Dade Boulevard will serve the resident, office employees, and visitors, and will be a gate-controlled entrance. The proposed gate will have access control barriers with a high-speed metal door that operates vertically. Setback 62'-7" from the front property line, this gate location provides sufficient vehicle-stacking storage to accommodate the expected morning and afternoon peak-hour queues due to entering traffic without impacting the street.

Moreover, the Applicant proposes an on-site loading area to avoid any pedestrian/vehicular conflicts along the public right-of-way. The loading area will be accessible through the gated driveway on Dade Boulevard. The proposed loading area will have one loading space located on the ground floor at the north side of the internal driveway. To enter the site, due to site restrictions, the trash truck and SU-30 sized trucks will back into the driveway from Dade Boulevard to access the internal loading area. The proposed loading area is covered by a green roof and enclosed by a screen. The timeframes for loading activities will be controlled by the proposed development, and on-

site personnel will be responsible for facilitating the truck movement into the site to ensure that the vehicle does not adversely interact with other vehicles on the roadway or pedestrians on the sidewalk.

The Applicant's overall goal is to enhance the sustainability and resiliency conditions on the Property and provide a functional new development that will improve the aesthetics of the surrounding area.

Planning Board Application. Due to the inclusion of mechanical parking lifts, the Applicant filed a companion application to the Planning Board ("PB") for a Conditional Use Permit. See File No. PB23-0641. The Applicant also submitted the required traffic study to Transportation Department staff and the City's peer reviewer as part of that PB application.

Variance Requests. The Applicant seeks four (4) variances from the City of Miami Beach Resiliency Code (the "Code") related to the drive-aisle standards, required floor-to-ceiling height of the parking area of the ground level, and rooftop structure regulations (the "Variances" and "Variance Requests"). Specifically, the Applicant requests the following Variances:

1. A variance of Code Section 5.3.4 to permit a drive-aisle 12 feet in width, where a minimum of 18 feet is required (the "Drive-Aisle Variance").

2. A variance of Code Section 7.1.2.2.f to permit a floor-to-ceiling height of 11 feet above DFE for the parking area of the nonresidential FHL, where a minimum of 14 feet is required (the "FHL Height Variance").

3. A variance of Code Section 7.2.11.9.3.I to permit a setback of 0 feet for a decorative rooftop structure, where a minimum of 15 feet is allowed.

4. A variance of Code Section 7.2.11.9.3.I to permit a height of 12'-5" above the roof slab for a decorative rooftop element, where a maximum of 10'-0" is allowed (with no. 3 above the "Architectural Feature Variances").

Drive-Aisle Variance. Due to the Property's confining characteristics, especially only 50-foot width, the Applicant proposes a drive-aisle 12 feet in width where 18 feet is required. Code Section 5.3.4 dictates "for residential buildings with fewer than 25 units,

drives shall have a minimum width of 18 feet for two-way traffic." The Project only has one residential unit and a small amount of office. The requested variance is necessary to provide a meaningful and usable design for the building on such a narrow and small lot. The Project will have valet parking and implement a gate-controlled entrance system with safety features for the drive-aisle. The primary visitors to the Property will be office employees and the occupants of the residential unit and notably without any retail; therefore, the main users will be very familiar with the drive-aisle, safety protocols, and valet operation. Thus, the Project provides for a comprehensive safety process for the drive-aisle and satisfies the intent of the City of Miami Beach Resiliency Code.

FHL Height Variance. Due to the Property's confining size, and topographical features, the Applicant proposes a floor-to-ceiling height of 11 feet above DFE for the parking area, where a minimum of 14 feet is required. The requested variance is necessary to provide a functional design for the building on such an elevated and narrow lot. Further, this level only contains the lobby and parking. The residential unit and office spaces are substantially higher on levels 2 – 5. Code Section 7.1.2.2.f states that the "nonresidential First Habitable Level (FHL) shall have a minimum floor-to-ceiling height of 14 feet above DFE in order to allow for the future retrofit and raising of the first habitable level." The current crown of road is located at 7.76' NGVD and the first-floor level is located at 9.00' NGVD, both of which are higher elevation conditions than are present in other projects throughout the City. Moreover, the proposed FHL is above the City's future crown of road of 7.05' NGVD for non-state roads in 2040, notably the worst-case scenario.

While the proposed floor-to-ceiling height for the parking area is 11 feet above DFE, the first-floor height at an elevation of 9.00' NGVD results in an overall ground floor height of 14.00' from the top of the ground floor slab to the underside of the slab above, meaning it can accommodate raising in the future if necessary. With a DFE of 12.00' NGVD, the ground floor height provides sufficient clearance to adapt to future raisings by providing an additional 4.24' from the current street elevation (7.76' NGVD). Thus, the Project adequately provides for sea level rise resiliency and satisfies the intent of the City of Miami Beach Resiliency Code.

It is important to note that the Property is located along the perimeter of Sunset Harbour, specifically fronting Dade Blvd between Alton Road and Bay Road, and as such the Code allows applicants to request up to 65' building height. Unfortunately, the small lot size, below the 10,000 SF minimum, precludes the Applicant from asking for a 65' building height from the DRB. Through this variance request, the Applicant does not seek an overall building height greater than 55' and, therefore, remains compliant with that requirement and shorter than contemplated under the Code.

Architectural Feature Variances. Due to the narrowness of the Property and unique location, the Applicant's design pushes the building towards the front (south) where there is no impact on any immediate neighbor to the south and brings in the sides and rear of the building to be sensitive to all abutting properties. For symmetry purposes for the entire building, the upper cornice is setback at 0' from the southern property line and at a height of 12'-10" from the roof deck.

For allowable rooftop structures fronting streets, Code Section 7.2.11.9.3.I calls for a 25' setback, and the DRB can approve a waiver for a 15' setback from the property line. The rooftop structures must not exceed 10' in height measured from the finished elevation of the roof deck or 13' in height measured from the roof slab, whichever is less. The rooftop elements meet the 13' height limitation, however, the structure is 2'-5" above the 10' height requirement, as measured from the 5" finished elevation of the roof deck (12'-10" total), necessitating the rooftop element height variance. Only the cornice is at 0' setback where there is no use to the south for a substantial distance. The wall of the rooftop vestibule is 16'-9" from the front property line.

The Architectural Feature Variances are necessary to provide a functional and elegantly-designed building on the Property because of the lot's irregular and narrow shape. The rooftop elements carry the same design as the floors below, contributing to the symmetry of the architectural design of the building. Strict compliance with the Code would inhibit the Applicant's ability to construct an aesthetically pleasing building that would otherwise enhance the community. Notably, properties on the perimeter of Sunset Harbour can seek a height up to 65 feet, which would mean the rooftop elements are even taller; this building is only 55 feet. Lastly, the Resiliency Code's setback and height standards are intended to reduce the massing of buildings for the benefit of neighbors abutting new developments. Here, the building is setback from both sides and the Property has no neighbors to the south, which substantially diminishes the impact and meets the intent of the Code.

Satisfaction of Hardship Criteria. The Variances requested satisfy the hardship criteria pursuant to Section 2.8.3.a. of the Code, as follows:

1. **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;**

There are special conditions and circumstances that exist which are peculiar to the land, such as the narrow, small, and irregular shape of the lot that is on the perimeter of Sunset Harbour without any close neighbor to the south. This is the only lot of such

confining width on this block. The platting of the Property 100 years ago created these conditions.

2. **The special conditions and circumstances do not result from the action of the applicant;**

The special circumstances do not result from the actions of the Applicant. The Property is a small, slender (only 50 feet wide), angled, irregular-shaped lot, with access only via Dade Boulevard and a great distance to the nearest neighbor to the south results from the platted conditions in 1921. See again Figure 1 and Exhibit C. The Applicant has proposed a thoughtfully-designed plan focused on functionality in order to develop this unique site with an elegant, symmetrical structure.

3. **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The Code allows other similarly situated property owners to seek variances to accommodate sensitive development when neighbors are not impacted. The Project design ensures that there is sufficient access, parking, and driveway length to avoid any stacking on Dade Boulevard. Moreover, the ground level can accommodate future raising and the overall building height (55') will remain compliant with the City Code. There are no neighbors to the Property's south, which alleviates concerns regarding the building's massing and rooftop design elements. The Variances will not confer a special privilege to the Applicant and, instead, are a necessity due to the Property's narrowness, size and location. The Code permits other owners to make similar requests to accommodate designs that contribute to the context of the neighborhood. Therefore, granting of the Variances in this case will not confer any special privilege on the Applicant.

4. **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of the land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning district. The Project, with the requested Variances, is able to provide a new beautifully-designed mixed-use project, adequate parking, satisfactory access, and a resilient structure. Strict compliance with the Code would unreasonably deprive the Applicant of the ability to

develop a usable, sophisticated, and resilient building. The design of the building ensures sufficient access, parking, resiliency to sea level rise and no negative impacts to neighbors.

5. **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure**

The Variances are the minimum variation of the Code that will make possible the reasonable use of the Property. Without the Variances, the Property cannot be developed with a usable mixed-use building. The overall building height will be 55', the FHL floor-to-ceiling height will be 11 feet above DFE, and still have 14 feet clearance to accommodate future raising as needed. The drive-aisle will be 12 feet in width, which with the valet operation and small-scale of uses at the Property will not pose any safety or operational issue. The design provides as much floor-to-ceiling height and drive-aisle width as possible to ensure sufficient access and resiliency.

The Architectural Feature Variances are necessary because the rooftop elements contribute to the Project's modern, symmetrical framing. The Property does not have any abutting neighbors to the south, so pushing the building and rooftop cornice to the south reduces the impact of the building's rooftop massing. Moreover, the decorative rooftop element meets the 13' height requirement measured from the roof slab. Notwithstanding the Variances, the building conforms with the Code in all other ways in order to minimize impact to the surrounding community.

6. **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

Granting of the Variances will be in harmony with the general intent and purpose of these land development regulations. The Project provides sufficient parking, driveway space, and building resiliency. The Property will have valet parking and implement a gate-controlled entrance system for the drive-aisle with safety features. The main visitors of the Property will be office employees and the occupants of the residence familiar with the operation. Lastly, the Variances will permit the construction of a building with a symmetrical, evenly spaced design that will contribute to beautifying Dade Boulevard, without negatively affecting the surrounding properties.

7. **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 planning and**

zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The purpose of the CD-2 Zoning District is to provide for commercial activities, services, offices, and related activities that serve the entire City. The Application is consistent with this purpose as a new mixed-use project and is consistent with surrounding uses. The Project will enhance the quality of the existing area and will not reduce the levels of service set forth in the Comprehensive Plan.

Practical Difficulty. There are multiple practical difficulties that must be addressed in order to make reasonable use of the Property, such as irregular shape, location, and narrowness of the lot, as well as the need to provide sufficient parking. The Code allows new developments in Sunset Harbour fronting Dade Boulevard, between Alton Road and Bay Road, to request up to 65' building height from the DRB; however, the Applicant is ineligible for the additional height because of the Property's lot size. The innovative design does the most possible to provide a functional and viable mixed-use project that complies with the lower height limit. The rooftop elements are necessary to maintain the Project's symmetrical architectural composition and facing south pose no impact to neighbors. Strict compliance with the land development regulations would prevent reasonable development and contradict the intent of the Code to provide resilient developments, enhance pedestrian experiences, and reduce vehicular traffic.

Sea Level Rise and Resiliency Criteria. The new development advances the sea level rise and resiliency criteria in Section 7.1.2.4.a of the Code, as follows:

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

A recycling and salvage plan for demolition of the existing building will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and resilient.

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.

The Applicant is proactively addressing seal level rise projections the ground floor for the development will be 9.0 NGVD.

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.

The driveways and garage are designed with future roadway elevation projects in mind and the ground floor for the development will be 9.0 NGVD.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed development is entirely new construction located above base flood elevation.

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.

No habitable space is located below base floor elevation.

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

Where feasible, water retention systems will be provided.

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

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides landscaped open spaces throughout to strategically minimize the potential for heat island effects on the site.

Conclusion. Granting this design review application will permit the development of a compatible and resilient mixed-use development that will add value to the surrounding neighborhood. The Variances are minimal; the drive-aisle will have comprehensive safety features, the building will be resilient to sea level rise, and the Project's rooftop features will enhance the visual appeal of the area without negative impact. The Project's modern design features a variety of beautiful and interesting architectural moments, materials, and lush landscaping on multiple levels. The Project artfully addresses the narrow confining characteristics of the Property while remaining sensitive to the neighbors.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Roberto Alvarez, Esq.

Exhibit A

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 11/14/2023

PROPERTY INFORMATION

Folio	02-3233-012-0671
Property Address	1333 DADE BLVD MIAMI BEACH, FL 33139-1420
Owner	QRIAR OFFICE LLC
Mailing Address	7901 KINGSPOINTE PKWY 10 ORLANDO, FL 32819
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	9,364 Sq.Ft
Living Area	8,444 Sq.Ft
Adjusted Area	5,912 Sq.Ft
Lot Size	8,450 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION

Year	2023	2022	2021
Land Value	$3,380,000	$3,380,000	$3,168,750
Building Value	$310,255	$310,965	$274,274
Extra Feature Value	$10,636	$10,636	$10,636
Market Value	$3,700,891	$3,701,601	$3,453,660
Assessed Value	$3,044,990	$2,768,173	$2,516,521

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$655,901	$933,428	$937,139

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

ISLAND VIEW SUB PB 6-115
E50FT LOT 10 & ALL LOT 13
BLK 16 A
LOT SIZE 8450 SQUARE FEET
COC 25526-2943 04 2007 5



TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$3,700,891	$3,701,601	$3,453,660
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/26/2023	$4,500,000	33692-3086	Qual by exam of deed
07/17/2012	$100	28197-1982	Corrective, tax or QCD; min consideration
11/01/2003	$1,000,000	21953-0522	Sales which are qualified
08/01/1988	$285,000	13807-0270	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

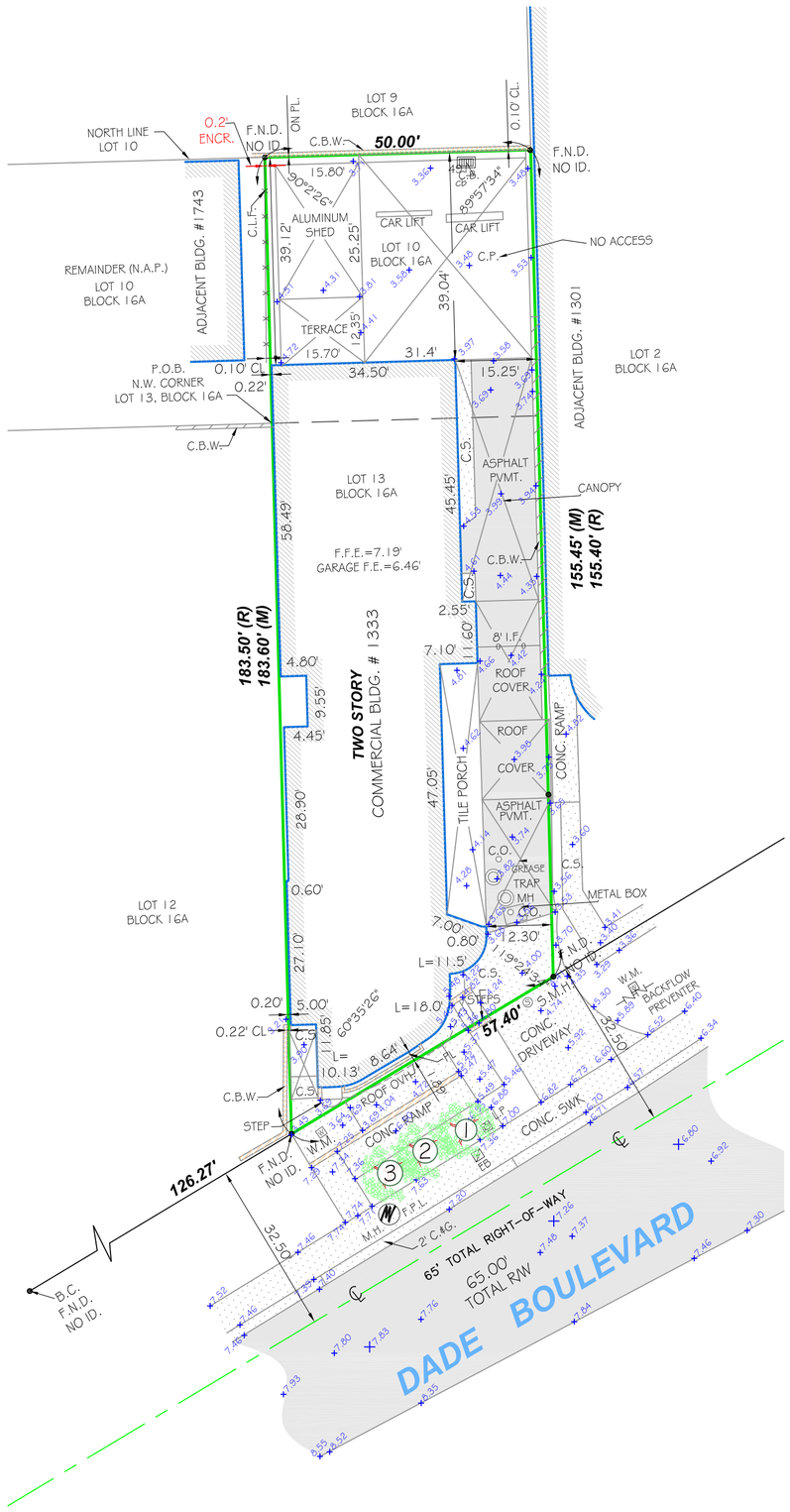
Exhibit B

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY
(TOPOGRAPHIC SURVEY WITH TREES)

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:
1333 DADE BOULEVARD,
MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION:
ALL OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND BEGINNING AT THE NORTHWEST CORNER OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHERLY ALONG A PROLONGATION OF THE WEST LINE OF SAID LOT 13, A DISTANCE OF 50 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 16-A OF SAID SUBDIVISION; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH SAID POINT IS THE SAME AS THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE NORTH LINE OF SAID LOT 13 OF THE POINT OF BEGINNING.

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	BLACK OLIVE	0.3	12	6
2	BLACK OLIVE	0.3	12	6
3	BLACK OLIVE	0.3	12	6

ABBREVIATIONS

A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN.&EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
P/MT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
℄	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFICATION:
QRIAR OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY
KELLERMANN VARELA PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8.00 FT.
COMMUNITY:	120651
PANEL:	0317
SUFFIX:	L
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # C-100. LOCATOR NO. 3235 S @ DADE BLVD - 25' SOUTH OF C/L OF EASTBOUND LANE AND WEST AVE - BRIDGE OVER COLLINS CANAL; ELEVATION IS 11.05 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY, THIS "BOUNDARY SURVEY (TOPOGRAPHIC SURVEY WITH TREES)" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

06/15/2023
BY: CARLOS IBARRA (DATE OF FIELD WORK)

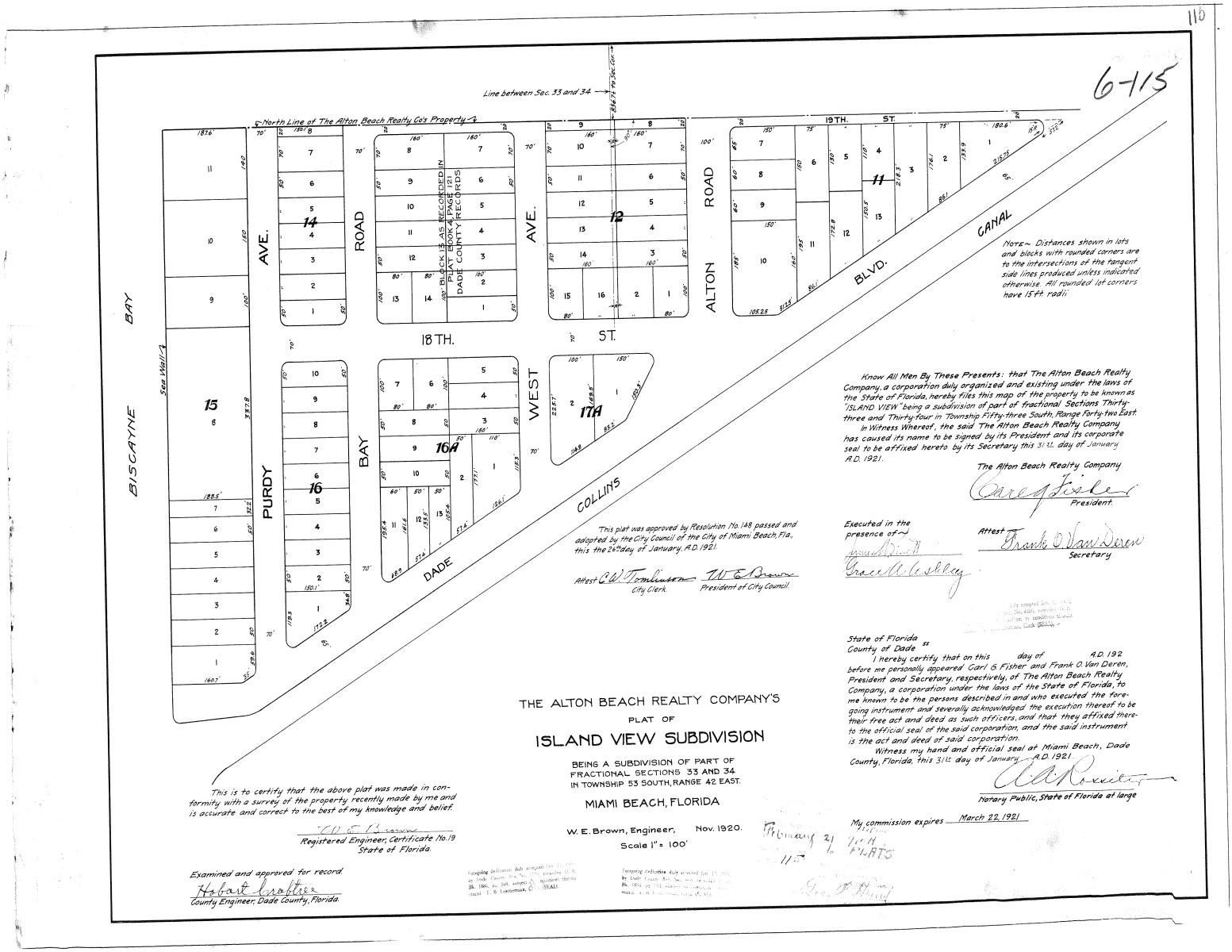
PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: UPDATE SURVEY 06/15/2023
REVISED ON: UPDATE SURVEY 02/07/2023
REVISED ON: UPDATE SURVEY 12/11/2019
REVISED ON: ORIGINAL SURVEY 04/27/2012

LEGEND
- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- = EXISTING ELEVATIONS

DRAWN BY:	DP/TD/IG
FIELD DATE:	06/15/2023
SURVEY NO:	12-001136-4
SHEET:	1 OF 1

Exhibit C



Note— Distances shown in lots and blocks with rounded corners are to the intersections of the tangent side lines produced unless indicated otherwise. All rounded lot corners have 15 ft. radii.

Know All Men By These Presents: that The Alton Beach Realty Company, a corporation duly organized and existing under the laws of the State of Florida, hereby files this map of the property to be known as "ISLAND VIEW" being a subdivision of part of fractional Sections Thirty-three and Thirty-four in Township Fifty-three South, Range Forty-two East.

In Witness Whereof, the said The Alton Beach Realty Company has caused its name to be signed by its President and its corporate seal to be affixed hereto by its Secretary this 31st. day of January A.D. 1921.

The Alton Beach Realty Company
Carl G. Fisher
President

Attest Frank O. VanDeren
Secretary

Executed in the presence of
James B. Smith
Grace M. Lashley

This plat was approved by Resolution No. 148 passed and adopted by the City Council of the City of Miami Beach, Fla., this the 26th day of January, A.D. 1921.

Attest C. W. Tomlinson
City Clerk.

T. W. E. Brown
President of City Council.

State of Florida
County of Dade ss

I hereby certify that on this day of A.D. 192
before me personally appeared Carl G. Fisher and Frank O. VanDeren, President and Secretary, respectively, of The Alton Beach Realty Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, and that they affixed thereto the official seal of the said corporation, and the said instrument is the act and deed of said corporation.

Witness my hand and official seal at Miami Beach, Dade County, Florida, this 31st day of January A.D. 1921.

Notary Public, State of Florida at large

My commission expires March 22, 1921

THE ALTON BEACH REALTY COMPANY'S
PLAT OF
ISLAND VIEW SUBDIVISION
BEING A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 33 AND 34 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST.
MIAMI BEACH, FLORIDA

W. E. Brown, Engineer, Nov. 1920.
Scale 1" = 100'

This is to certify that the above plat was made in conformity with a survey of the property recently made by me and is accurate and correct to the best of my knowledge and belief.

T. E. Brown
Registered Engineer, Certificate No. 19
State of Florida.

Examined and approved for record.
Hobart Crabtree
County Engineer, Dade County, Florida.