BERCOW RADELL FERNANDEZ LARKIN + TAPANES
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VIA ELECTRONIC AND HARD COPY SUBMITTAL

February 25, 2024

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB23-0641** – Conditional Use Permit for Mechanical Parking at 1333 Dade Boulevard, Miami Beach, Florida

Dear Mr. Madan:

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 Planning Board ("PB") for Conditional Use approval for mechanical parking associated with a new mixed-use development on the Property. The Applicant filed a companion Design Review Board ("DRB") application for the design of the new building with two (2) variances.

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 not located within either a local or national register historic district. However, the Property is located within the Sunset Harbour Neighborhood.



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. The Comprehensive Plan limits the maximum permitted density to 100 dwelling units per acre and intensity to a floor area ratio (FAR) of 1.5 for commercial uses and 2.0 for residential or mixed uses. Based on the estimated lot size using the dimensions in the Survey, this yields approximately nineteen (19) dwelling units and 12,675 square feet of commercial uses or 16,900 square feet for residential or mixed 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 to construct 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 fully enclosed and covered. The Project will comply

with short frontage requirements under the Resiliency Code. The slender building takes on the character of the lot, and provides much more than the required setbacks to better fit into the neighborhood. 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 also incorporate notable landscaping and greenery throughout the ground level and in numerous planters throughout at each level and on the rooftop.

In accordance with Code Section 5.2.11.b.3.A., the Applicant included a schematic plan showing the Project utilizing mechanical parking and a second schematic plan showing the Project implementing traditional, nonmechanical parking. The primary parking plan 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 alternative parking plan provides a total of fifteen (15) parking spaces and no mechanical lifts.

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 is 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.

DRB Application. The Applicant filed a companion application to the DRB for design review approval of the new mixed-use building, including two (2) variances from the City of Miami Beach Resiliency Code (the "Code"). See File No. DRB23-0985. The Applicant seeks from the Code related to the drive-aisle standards and required floor-to-ceiling height of the parking area of the ground level. Notably for the latter, the design provides 14' clearance for the entire ground level that can be raised in the future if needed.

Satisfaction of Criteria for Mechanical Parking Systems. The Applicant's requests satisfy the review criteria and guidelines enumerated in Section 5.2.11.f of the Code as follows:

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

The proposed Project is a mix of office space and a residential unit. Both proposed uses are expressly desired in the CD-2 future land use category pursuant to Policy RLU 1.1.9 and the Sunset Harbour Overlay. Additionally, the mixed-use Project will enhance the walkability of Sunset Harbour and is consistent with the surrounding variety of uses.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

The goal is to reduce or maintain current levels of service with an additional residential unit and office space near businesses and restaurants. The Project will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.

(3) Structures and uses associated with the request are consistent with these land development regulations.

The design, scale and massing of the Project is compatible with the surrounding area, which contains large mixed-use buildings. The Project complies with CD-2

regulations for overall height, setbacks, unit sizes, and Floor Area Ratio. Additionally, the proposed office and residential uses are permitted in the CD-2 District and Sunset Harbour Overlay. Therefore, the proposed structure and uses are consistent with the intent of the land development regulations.

(4) The public health, safety, morals, and general welfare will not be adversely affected. Nothing in the Project will negatively affect the public health, safety, morals and general welfare of the City of Miami Beach.

The public health, safety, morals, and general welfare will not be adversely affected with the introduction of a modern, environmentally resilient mixed-use building. In fact, the Project will enhance the public health, safety, morals, and general welfare of the community by activating Dade Boulevard. The use of the Property is consistent and compatible with the intent of the CD-2 District to provide medium intense development. The Project will provide residential and office space in close proximity to businesses and restaurants.

(5) Adequate off-street parking facilities will be provided.

The Project will provide adequate parking facilities as required by the Land Development Regulations. Specifically, fourteen (14) total parking spaces, including twelve (12) spaces utilizing six (6) mechanical lifts, one (1) ADA space, and one (1) surface parking space. One (1) loading space is required and provided. The loading space is accessible from the internal driveway and will be fully enclosed.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

The Project is subject to conditional use review because of the incorporation of mechanical parking devices. The parking area will be enclosed by a screen, and will, therefore, not negatively impact the surrounding properties, persons or neighborhood values. The mechanical parking protects the surrounding neighborhood from what would be a much larger, less-functional building on this narrow, angled site. Moreover, valet operations and security protocols will be implemented. As detailed below, the Project meets all of the conditional use review criteria that are specific to mechanical parking.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The Project is consistent with the Sunset Harbour Mixed-Use Neighborhood purpose to present a vibrant mixed-use residential neighborhood. The provision of mechanical parking triggers the conditional use review and there are only six (6) lifts. The proposed mechanical parking lifts are enclosed within the ground floor of the building. Therefore, the lifts will not have a negative impact on the surrounding neighborhood. The overall goal of the Project is to improve the site with a design and use that will benefit the surrounding area.

Satisfaction of Mechanical Parking Conditional Use Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 5.2.11.e of the Code as follows:

(a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood;

The Project is sensitive to and compatible with the existing mixed-use environment. The Project is a drastic improvement from the prior underutilized structure, which is now demolished, and complies with the applicable land development regulations.

(b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated how the scale, mass, volume, and height of the building are reduced by the use of mechanical parking;

The incorporation of mechanical parking aims to reduce extra massing of the Property. The Property is on a narrow and angled parcel of land. Limiting access to one vehicular driveway and one level of parking results in an improved design and a structure that is compatible in size and character with the surrounding neighborhood.

(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking;

The proposed development program could be achieved through the use of a traditional, non-mechanical parking garage with one extra space. Therefore, the use of mechanical parking does not result in an increase in the density or intensity.

(d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view;

The parking lifts and related mechanisms for the parking are located on the ground level, fully enclosed by a screen, and not visible from exterior view.

(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner;

The resident will be able to self-park in non-lift spots after hours but will not be able to operate the mechanical lifts. All mechanical parking lifts will be operated by the valet.

(f) In cases where mechanical parking lifts are used for valet parking, whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues;

Valet service will be required for the mechanical parking lifts.

(g) Whether a traffic study has been provided that details the ingress, egress, and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way;

The Applicant has submitted a traffic study with the required details and has been continuously working with the City's Transportation Department.

(h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided;

The Applicant has provided an Operations Plan with the required details with the application documents.

(i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed;

The Project is a mixed-use building with one (1) residential floor and three (3) floors of office space. There are not accessory uses other than the ground floor parking level. All deliveries and trash pick-up will be accommodated within the one (1) loading space onsite. There will be appropriate delivery and removal of refuse for the entire Project, and the scale and uses are appropriate in connection with the Project and match the scale of the surrounding area.

(j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated; and

There will be no adverse impacts from the proposed mechanical parking facilities because the parking garage is entirely enclosed and lined with active uses.

(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed;

There will be no negative cumulative impacts as a result of the Project. The Property is surrounded by a mix of office and retail uses with varying hours of operations at the intersection of major roadways. The office workers and residents will have sufficient parking capacity with the mechanical lifts and will patronize the existing surrounding restaurants and businesses.

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 sea level rise projections and 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 new construction entirely 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. The slender and thoughtful design of the Project are compatible with large nearby commercial structures and surrounding uses. Due to the very narrow width of the Property, the proposed mechanical spaces are necessary for the viability of this development. All mechanical parking lifts on the Property will be operated by the valet. The use of mechanical parking ensures the best and most efficient uses, as well as improves the pedestrian experience. The use of mechanical lifts and the appropriate design, including larger than required setbacks, ensure minimal impact on abutting 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

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

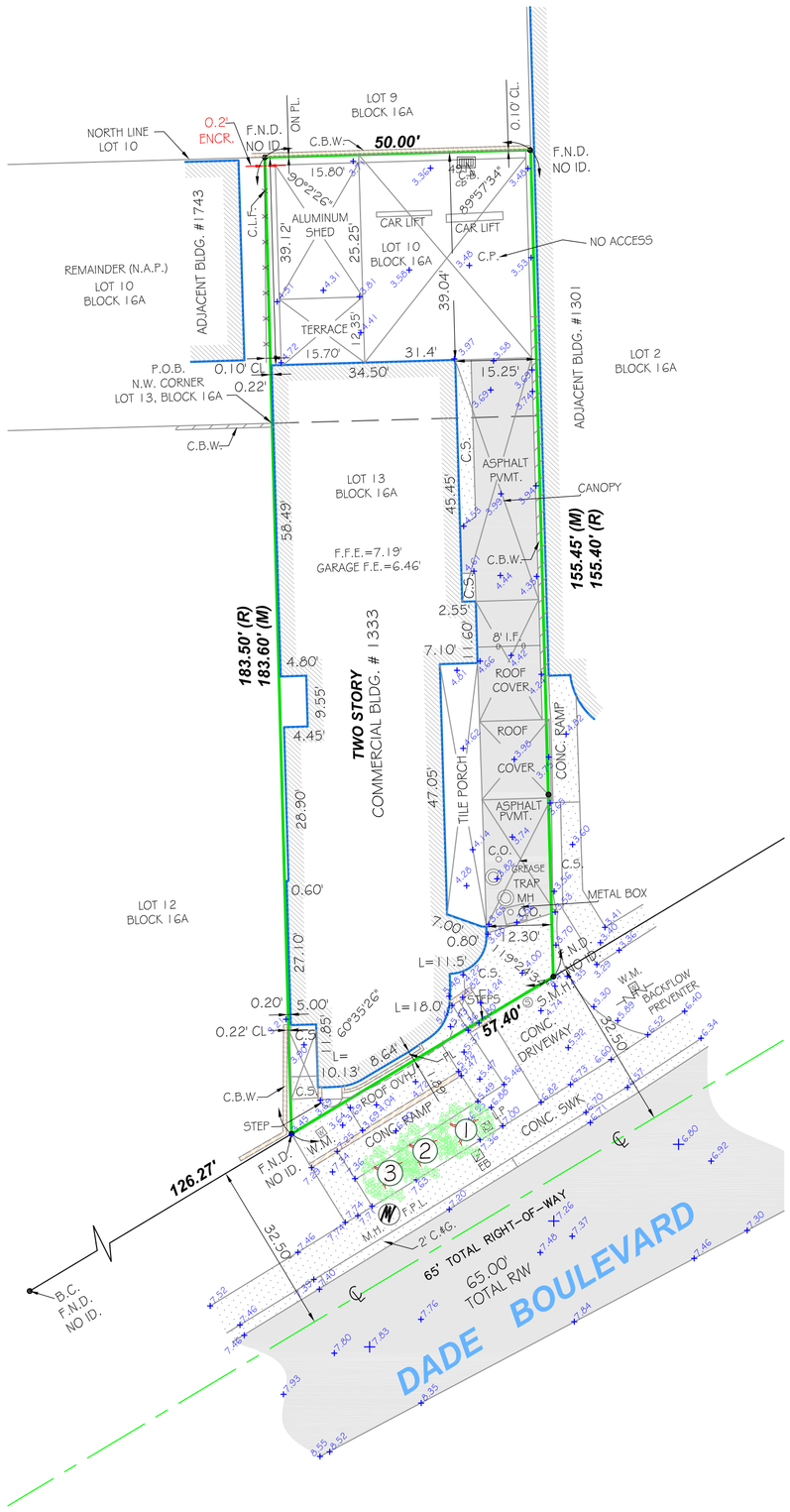
Exhibit B

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)

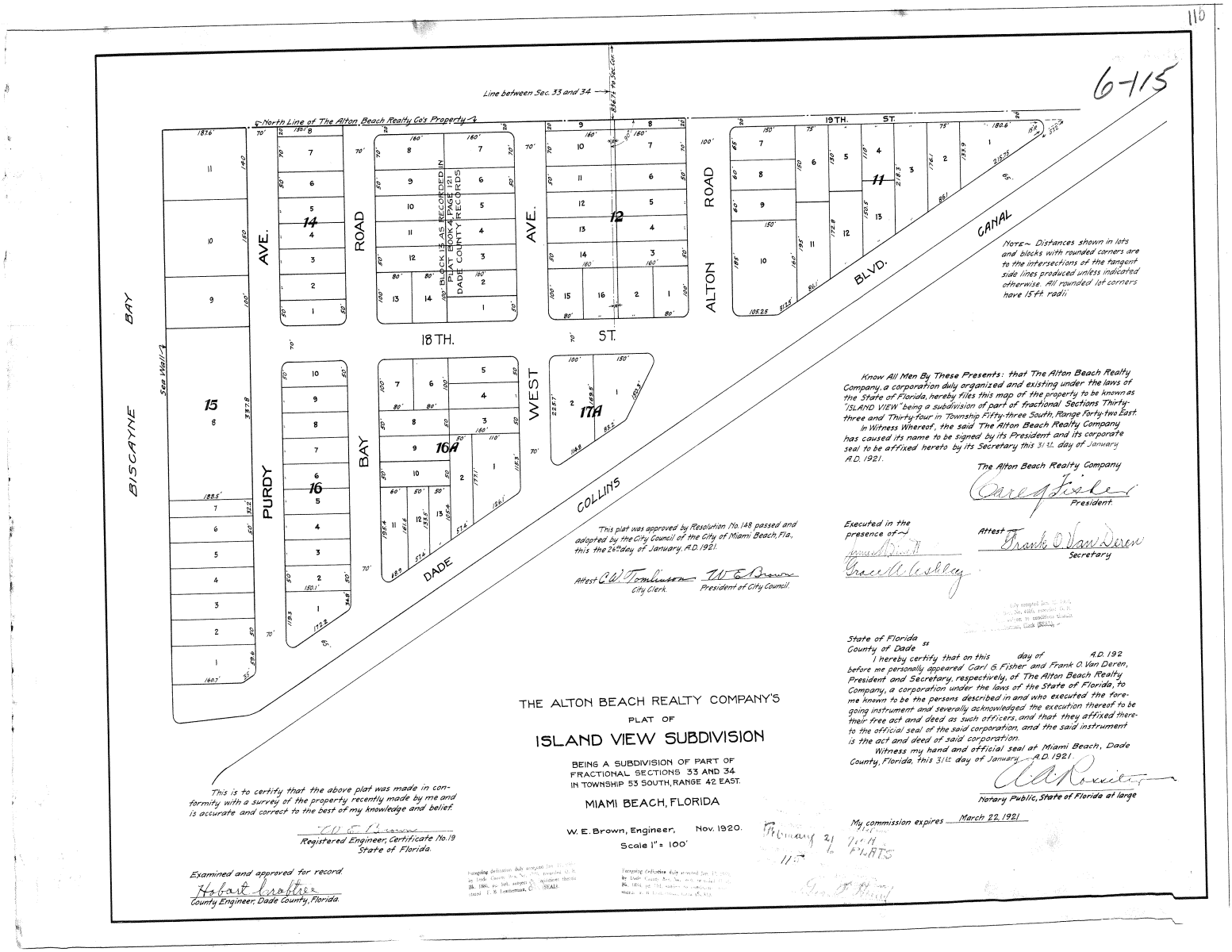
PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

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.