

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: May 22, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB17-0138 – 1600 Washington Avenue and 1601 Drexel Avenue– Mixed-Use Project.**

REQUEST

The applicant, 420 Lincoln Road Development, LLC, is requesting Conditional Use approval for the construction of a new 10-story mixed-use building exceeding 50,000 square feet, including residential units and commercial space on the ground floor, with the required parking provided in the existing adjacent parking structure which is part of the development site, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code. The existing parking structure is the subject of a Conditional Use Approval Permit (CUP) under file no.: PB PB 17-0113, which has three components: (1) main use parking garage; (2) a structure over 50,000 SF, and (3) Neighborhood Impact Establishment (NIE with entertainment (Time Out Market). There will not be any modifications to the Time Out Market's NIE, with entertainment and as such, that CUP shall stand alone in a separate order, with no modifications, dating back to last modification's date of approval (May 23, 2017). The main use garage on the over 50,000 square feet CUP shall be abandoned, as the parking structure shall be part of the unified development site for the above project (10 story mixed use building exceeding 50,000 square feet including residential units and commercial space on the ground floor, with the required parking to be provided the existing parking garage.).

RECOMMENDATION

Approval with conditions.

HISTORY

- December 19, 2017* The application and plans were presented to the Planning Board and continued to the January 23, 2017 meeting to enable the application to be heard by the Historic Preservation Board (HPB.)
- January 23, 2017* The application was continued to the April 17, 2018 Planning Board meeting.
- April 17, 2018* The application was continued to the May 22, 2018 Planning Board meeting and re-noticed.
- May 8, 2018* The HPB approved the project with the partial demolition, restoration and relocation of an existing 2-story 'contributing' structure that had been shown to be demolished in the previous Planning Board presentation (HPB17-0142.)

ZONING / SITE DATA

Legal Description:	See Exhibit "A"	
Zoning District:	CD-3	Commercial, high intensity
Future Land Use Designation:	CD-3	Commercial, high intensity
Surrounding Uses:	North:	Office and retail uses
	West:	Residential uses and religious institution
	South:	Residential, restaurant, and retail uses
	East:	Office and retail uses

(See Zoning/Site map at the end of the report)

THE PROJECT

The applicant has submitted plans entitled "1600 Washington Avenue", as prepared by Savino & Miller Design dated, signed and sealed March 23, 2018. The applicant is requesting approval for a ten-story, mixed use, 134 unit residential building with approximately 13,000 SF of retail/restaurant space on the ground floor, which, as proposed by the applicant, will replace an existing one-story commercial building at the corner of Washington Avenue and 16th Street, and will incorporate the 2-story multifamily building on 16th Street.

As a point of reference, the project has received a Certificate of Appropriateness from the Historic Preservation Board (HPB) for the total demolition of one (1) non-contributing building, the partial demolition, restoration and relocation of the existing two-story 'contributing' structure, and the construction of the new building, including fourteen (14) variances.

As part of this CUP application, the existing garage structure at 1601 Drexel Avenue, approved under PB File: PB 17-0113, will now contain the required parking for the project and shall be part of a unified development site with the new construction at 1600 Washington Avenue. Accordingly, upon the issuance of a Full Building Permit for the CUP proposed herein, the previous Modified Conditional Use Permit (MCUP) for a main use parking garage and a structure in excess of 50,000 SF structure will be abandoned. The Neighborhood Impact Establishment (NIE) approved under PB 17-0113 will remain in place, including all conditions for the NIE.

In summary, the CUP herein, if approved and permitted, shall become the CUP for the entire site, inclusive of the existing garage structure approved under PB 17-0113. The MCUP approved under PB 17-0113 shall remain in place as the NIE for the proposed Time Out Market. A unified development site, with a unity of title or covenant in lieu of unity of title shall also be required.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

- 1. The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

Consistent – The use is consistent with the City's Comprehensive Plan.

2. **The intended Use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

Consistent – A concurrency analysis will be performed at the time of building permit application. Traf Tech Engineering was retained by the applicant to conduct a traffic study. FTE, Inc. was selected by the City and paid by the applicant to conduct a peer review. Please see the memorandum from the Transportation Department.

3. **Structures and uses associated with the request are consistent with this Ordinance.**

Not Consistent – The project is requesting fourteen (14) variances from the Historic Preservation Board (HPB.)

4. **Public health, safety, morals and general welfare would not be adversely affected.**

Consistent – The proposal is not expected to adversely affect the general welfare of nearby residents.

5. **Adequate off-street parking facilities would be provided.**

Consistent – The proposal would provide 237 parking spaces on site, which satisfies the minimum parking requirements of 228 spaces for the proposed residential uses and 9 spaces for retail uses pursuant to the regulations of Parking District No. 1 in Chapter 130 of the City Code. See Parking and Access Analysis.

6. **Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.**

Consistent – The proposed project is not expected to adversely affect surrounding values; however, staff is recommending conditions to provide further safeguards.

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

Consistent – The proposed use is a typically permitted use in the CD-2 zoning district. The Conditional Use Permit (CUP) is required because the scale of building exceeds 50,000 square feet. There are not any over 50,000 SF projects near the proposed project; therefore, the project is not expected to create any negative impact on the surrounding neighborhood due to a concentration of uses.

COMPLIANCE WITH REVIEW GUIDELINES CRITERIA FOR NEW STRUCTURES 50,000 SQUARE FEET AND OVER

Pursuant to Section 118-192(b), in reviewing an application for conditional use for new structures 50,000 square feet and over, the planning board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines:

1. **Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

Consistent – The applicant provided an operations plan that outlines the hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application. The letter of intent (LOI) indicates that tenants have not been selected, however, it proffered hours and other operational restrictions to be imposed on prospective tenants to minimize the impact to surrounding residents.

2. **Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan shall mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

Partially Consistent – The proposed project requires five (5) loading spaces pursuant to Chapter 130 of the City Code. The plans depict five (5) off-street loading berths internal to the building that are accessed from Drexel Avenue. Trucks are proposed to go east on the private alley on the north west portion of the site plan and then back up into the loading berths located at the center of the property on a north-south axis. The LOI also includes hours of operation for delivery trucks. The memorandum from the Transportation Department has outlined some concerns regarding the loading operations which have been addressed in the draft final order.

3. **Whether the scale of the proposed use is compatible with the urban character of the surrounding area and creates adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.**

Consistent – The scale of the proposed project is compatible with nearby buildings to the north and the east. There are several buildings within the vicinity that are of a similar scale. Nevertheless, staff is recommending conditions to minimize potential adverse impacts.

4. **Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.**

Consistent – The proposal would provide 237 parking spaces on site, which satisfies the minimum parking requirements of 228 spaces for the proposed residential uses and 9 spaces for retail uses pursuant to the regulations of Parking District No. 1 in Chapter 130 of the City Code.

The parking is accessed from the south portion of the property along 16th Street. It is indicated in the operations plan that all the parking will be self-parking. In addition, the Traffic Study provides an analysis of parking operations. See Parking and Access Analysis.

5. **Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.**

Consistent – The plans indicate that a large proportion of the retail bays are located directly along the 16th Street and Washington Avenue frontages. These retail bays will be directly accessible from the sidewalk. There will be direct elevator and escalator access to the upper levels from a lobby located mid-block of the property on 16th Street. Additionally, there will be direct access to the parking garage from the main lobby of the residential tower. See Parking and Access Analysis.

6. **Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.**

Partially Consistent – The LOI indicates that there will be security gates and limited access controls for the residential portion of the property. The letter does not outline a comprehensive security system throughout the existing garage and the property.

7. **Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

Consistent – Traf Tech Engineering was retained by the applicant to conduct a traffic study. FTE, Inc. was selected by the City and paid by the applicant to conduct a peer review. See the memorandum from the Transportation Department for additional information.

8. **Whether a noise attenuation plan has been provided that addresses how noise shall be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

Consistent – The LOI indicates that parking and loading spaces are located entirely within the property internally, so the applicant does not anticipate any significant noise from these operations.

9. **Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

Partially Consistent – The LOI indicates that the applicant would contract with a waste collection company that would pick-up trash from the trash room via the loading area contained within the building as needed. Neither the operations plan nor the LOI indicate a cleaning and maintenance plan that would monitor the property and adjacent rights-of-way to maintain them clean and free from debris. Staff is recommending additional conditions to ensure that sanitation functions do not impact surrounding areas. See Delivery and Sanitation Analysis.

10. **Whether the proximity of the proposed structure to similar size structures and to residential uses create adverse impacts and how such impacts are mitigated.**

Consistent – The proposed structure is primarily surrounded by residential and commercial uses to which minimal impacts are expected; however, it could create some

negative impacts on the multi-family residential uses to the north and northwest. Staff is recommending conditions to minimize that potential.

11. Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect shall be addressed.

Consistent – The CD-3 commercial high intensity zoning district permits development such as that proposed. While there are other commercial uses in the surrounding vicinity, negative impacts from a cumulative effect are not expected.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

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

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

Not Satisfied

A recycling plan will be provided as part of the submittal for a demolition permit to the building department.

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

Satisfied

All new windows will be hurricane proof impact windows.

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

Not Satisfied

A plan identifying passive cooling systems has not been provided.

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

Satisfied

All new landscaping will consist of Florida friendly plants.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Satisfied

Sea Level Rise projections were taken into account and the new construction has been designed in manner which can be adapted in the event the streets in this area are elevated.

- (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.

Partially Satisfied

The project provides for ceiling heights in the retail portions that allow for flexibility in raising the finished floor, but the project did not provide grade elevations for the existing parking garage.

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

Not Satisfied

All critical mechanical and electrical systems are shown on the ground floor and grade elevations were not provided.

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

Satisfied

The ground floor of the existing/relocated building is proposed at the required Base Flood Elevation plus 1 foot.

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

Satisfied

The building will not contain any habitable space located below the base flood elevation.

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

Not Satisfied

The applicant did not provide information about water retention as part of this application.

ANALYSIS

The applicant is requesting approval for a ten-story, mixed-use, 134 unit residential building with retail on the ground floor, which will replace an existing one-story commercial building at the corner of Washington Avenue and 16th Street, and adaptively reuses space in a 2-story residential building on 16th Street. The scale of the built environment along Washington Avenue has traditionally been one to two story retail establishments with a limited number of four to five story multifamily buildings.

While the project is not out of scale with the office buildings to the north and the east of the property, a ten story residential building will be the first of its kind in comparison to the residential development to the south and the west side of the property. With that as a consideration, the applicant has oriented the back of house operations to the north.

Additionally, while the large retail/restaurant area on the ground floor is replacing an existing night club, if the entire space became a single tenant restaurant and bar, operational restrictions due to the proximity of the project to existing residential uses may be in order. Although a restaurant and bar of sufficient magnitude would probably have to request a separate CUP, the applicant has proffered restrictive hours that have been incorporated into the draft final order.

Delivery and Sanitation Services

The proposed project requires five (5) loading spaces pursuant to the City Code. The plans depict five (5) off-street loading berths internal to the site that are accessed from Drexel Avenue. Trucks will turn in from Drexel Avenue and head east on a drive aisle (former alley) and then back into another drive aisle lined with loading berths located at the center of the property on a north-south axis.

The driveway proposed to be used for deliveries and waste collection is narrow and the applicant was granted a variance from the required 22'-0" width of the driveway from the HPB. It seems that unless carefully managed, the congestion on the site in the loading area could cause back up onto the street (Drexel Avenue.)

The LOI outlined hours of operation for delivery trucks which have been incorporated into the draft final order.

Parking

The parking garage presently located at 1601-1619 Drexel Avenue will be transitioning from a main-use garage into an accessory garage in order to provide the required parking for this project. The existing garage would provide 237 of the required parking spaces, which satisfies the minimum parking requirements of 228 spaces for the proposed residential uses and nine (9) spaces for retail uses pursuant to the regulations of Parking District No.1, in Chapter 130 of the Land Development Regulations.

The parking is accessed from the southwest portion of the property along 16th Street. It is indicated in the operations plan that all the parking will be self-parking. In addition, the Traffic Study provides an analysis of parking operations.

Access

The project proposes a connecting door between the residential lobby and the parking garage. Pedestrians that patronize the retail bays or restaurants at the ground floor will be able to enter the garage at the ground floor to gain access to the upper levels of the garage from 16th Street in the same area the ramp is located.

While bicycle rack details were provided, the location on private property of temporary and permanent bicycle storage was not provided. With a project this size, the applicant should anticipate a need for temporary bicycle parking for patrons, and permanent bicycle storage for both the residents and the employees of the ground floor establishments.

Traffic

The Transportation Department has reviewed the traffic study including the potential impact on the surrounding area, and still has outstanding concerns with the loading of vehicles as well as the traffic model misrepresenting the conditions of the intersections in determining the level of service, the Department of Transportation has made recommendations to mitigate these concerns and those recommendations have been incorporated into the draft final order (see separate Transportation Memorandum.)

STAFF RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application for a Conditional Use Permit be approved, subject to the conditions enumerated in the attached draft Order (s).

TRM/MAB/TUI

ZONING/SITE MAP

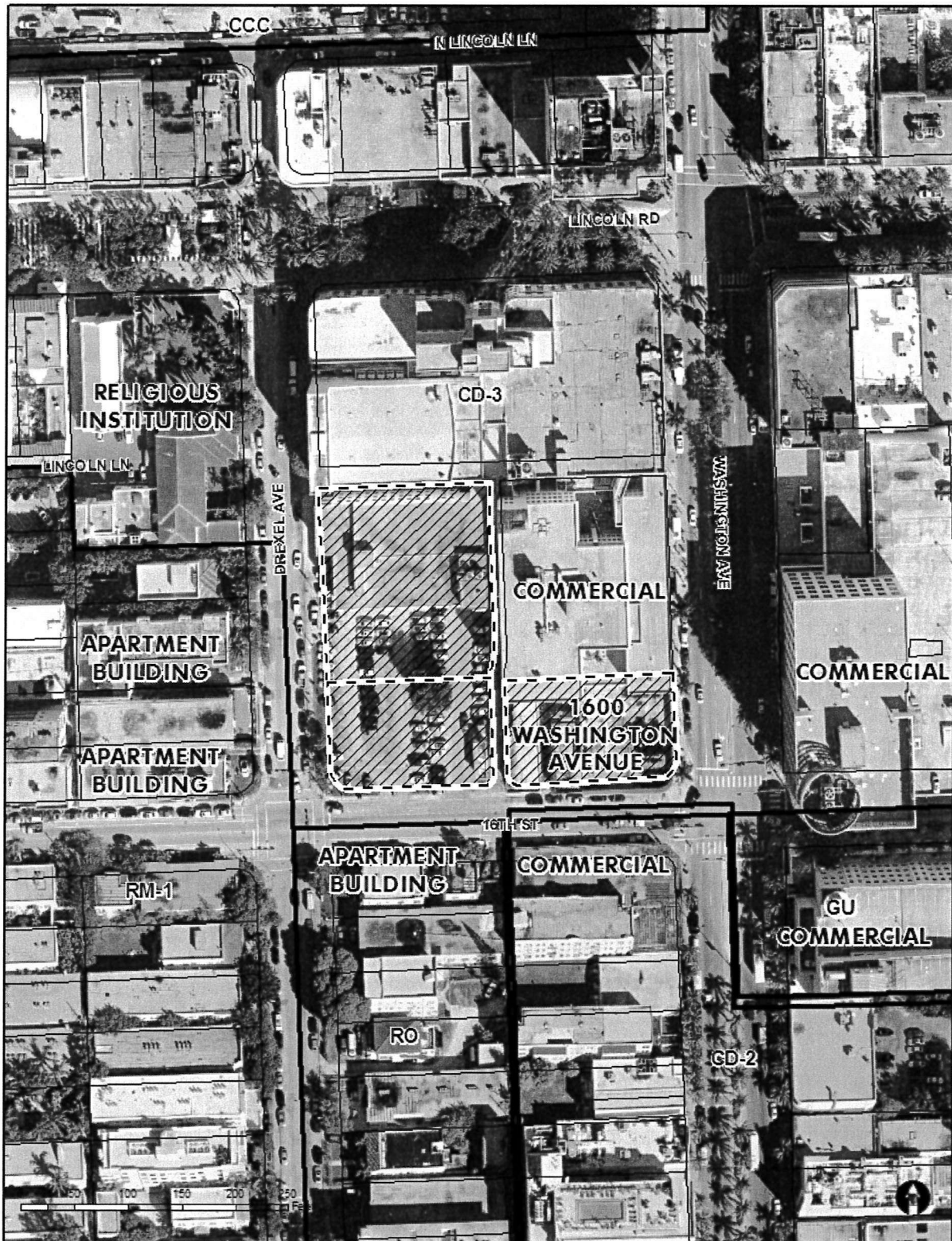


Exhibit A

SUBJECT: 1601 Drexel Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0040

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6
THRU 10 BLK 53

SUBJECT: 1600 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0010

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

TRANSPORTATION DEPARTMENT

MEMORANDUM

TO: Michael Belush, AICP, Planning and Zoning Manager

FROM: Jose R. Gonzalez, PE, Director ^{JRG}

DATE: May 7, 2018

SUBJECT: 1600 Washington Avenue – Traffic Impact Study

The Transportation Department has reviewed the subject Traffic Impact Study (TIS) submitted by the applicant as part of the Planning Board application for the proposed mixed use development located at 1600 Washington Avenue (Project). Traftech Engineering, Inc. prepared and submitted the TIS for this project. Florida Transportation Engineering, Inc. (FTE) was retained by the City to perform a peer review of the TIS for the Project.

The subject site currently contains 10,000 square-feet of active retail on a 16,200 square-foot lot. The proposed development will consist of 12,863 square-feet ground level retail and 134 residential units. Parking will be provided at the parking garage adjacent to the subject development located at 1601 Drexel Avenue. The entrance to this parking garage is located on 16th Street. There will be 3 access points for the ground level retail; one located on Washington Avenue and two located on 16th Street. Pedestrian access to the residential lobby will be located on the south west corner of the proposed development that will have an access door to the parking garage.

TRAFFIC ANALYSIS

As requested by the City, turning movement counts (TMC) were collected at the following intersections:

1. Washington Avenue & 17th Street (Signalized)
2. Washington Avenue & 16th Street (Signalized)
3. Washington Avenue & 15th Street (Signalized)
4. Drexel Avenue & 16th Street (Signalized)
5. 16th Street & Garage Entrance (Stop Controlled)
6. Alton Road & 16th Street (Signalized)

The intersection turning movement counts performed by Traffic Survey Specialists, Inc. were collected on Friday, March 4, 2017 and Friday, August 26, 2017 during the typical weekday PM peak period of 4:00 PM to 7:00 PM. Subsequently, the traffic counts were adjusted for peak seasonal variations by utilizing the Florida Department of Transportation Seasonal Factor.

The trip generation for the Project was based on information obtained from the Institute of Transportation Engineers' (ITE) Trip Generation Manual (9th Edition). According to the subject ITE manual, the most appropriate "land use" categories for the proposed development are: Land

Use 223 – Mid Rise Apartment and Land Use 223 – Specialty Retail. As indicated in Table 1 of the TIS report, the proposed 1600 Washington Avenue development is anticipated to generate approximately 786 net new daily trips and approximately 81 net new trips (43 inbound and 38 outbound) during the typical PM peak hour.

The trip distribution and traffic assignment for the project were based on Miami-Dade County's Cardinal Distribution information for the study area. Table 2 of the TIS report summarizes the County's cardinal distribution data for Traffic Analysis Zone 643. The following traffic assignment was estimated for the proposed retail development:

- 25% to/from the north via Washington Avenue,
- 10% to/from the south via Washington Avenue,
- 10% to/from the east via 17th and 16th Street,
- 55% to/from the west via 17th, 16th and 15th Street.

Intersection capacity/level of service analyses were conducted for the five (5) study intersections and the garage driveway. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCM) using the SYNCHRO Volume 9 software. The results of the capacity analyses are summarized in Tables 3 and 4 of TIS report. As indicated in Tables 3 and 4, all study intersections are currently operating adequately and will continue to operate at an acceptable level of service in the year 2020 with the Project in place.

LOADING OPERATIONS

Loading operations for the Project will occur from the alley located at the west side of the site and adjacent to the garage. The access to this alley is located on Drexel Avenue north of 16th Street.

CONDITION

The maneuverability diagrams prepared by the Applicant's traffic engineer show that any truck greater in length than a standard 35 foot single unit truck will utilize both travel lanes of Drexel Avenue impacting the existing Citibike Station as well as on-street parking. **As such, the Transportation Department recommends the following condition: no vehicle greater than a standard 35 foot long single unit truck shall be allowed to utilize the loading zone for the proposed development. The applicant shall install at the alleyway entrance signage indicating such truck size restriction.**

Please feel free to contact me if you have any questions on the above.

cc: Josiel Ferrer-Diaz, E.I., Transportation Manager
Firat Akcay, Transportation Analyst

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1600 Washington Avenue and 1601 Drexel Avenue

FILE NO: PB17-0138

IN RE: The applicant, 420 Lincoln Road Development, LLC, requested a Conditional Use approval for the construction of a new 10-story mixed-use building exceeding 50,000 square feet, including residential units and commercial space on the ground floor, with the required parking provided in the existing adjacent parking structure which is part of the development site, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

**LEGAL
DESCRIPTION:** See Exhibit A

MEETING DATE: May 22, 2018

CONDITIONAL USE PERMIT

The applicants, 420 Lincoln Road Development, LLC filed an application for Conditional Use approval for the construction of a new 10-story residential mixed use development exceeding 50,000 square feet, pursuant to Chapter 142, Article II and Chapter 118, Article IV of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the Commercial High Intensity Zoning District, (CD-3);

That 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;

That structures and Uses associated with the request are consistent with the City Code;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations which were amended by the Board, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit is issued to 420 Lincoln Road Development, LLC as the applicant and owner of the property. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
2. Upon the issuance of a Full Building Permit for the project approved herein, the CUP approved herein, including all conditions, shall supplant the MCUP approved under PB File No. 17-0113 for the previously approved main use parking garage and 50,000 square foot building, and shall thereafter control. Additionally, upon the issuance of a Full Building Permit for the project approved herein, the Neighborhood Impact Establishment (NIE) approved under PB 17-0113 will remain in place, as a separate MCUP Order under PB 17-0113, inclusive of all conditions applicable to the NIE. In the event the project approved herein expires, does not move forward, is abandoned or vacated, after a Full Building Permit is issued, the applicant shall be required to submit a new application for a main use garage and 50,000 square for building for the existing garage at 1601 Drexel Avenue.
3. Prior to the issuance of any building permit for the project approved herein, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title for the entire unified development site approved herein, in a form acceptable to the City Attorney.
4. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
5. The plans shall be revised to ensure compliance with the Land Development Regulations prior to obtaining a building permit unless otherwise authorized by the Historic Preservation Board (HPB) through the variance process.
6. Prior to the issuance of a building permit for the ground floor commercial space, the applicant shall submit an operational plan and narrative for the operation the proposed business. This operational plan and narrative shall be subject to the review and approval of staff and, at a minimum, shall satisfy the following:
 - a) Any retail establishment along 16th Street shall close by 10:00 PM, seven days per week.
 - b) Any restaurant space along 16th Street shall close by 10:00 PM, Sunday-Wednesday and 12:00 AM, Thursday-Saturday.

- c) Any restaurant with primary ingress and egress on Washington Avenue shall close by 11:00 PM, Sunday-Wednesday and 2:00 AM, Thursday-Saturday.
 - d) Vehicles greater than a standard 35 feet long single unit truck shall not utilize the loading zone. The applicant shall install signage at the entrance of the loading area indicating such truck size restriction.
7. The following shall apply to the operation of the entire facility:
- a) The pool deck area shall close by 10:00 PM, Sunday-Wednesday and 12:00 AM, Thursday-Saturday
 - b) All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - c) Adequate air-conditioned and noise baffled trash room space shall be provided, in a manner to be approved by the Planning staff. Doors shall remain closed and secured when not in active use.
 - d) Trash dumpster covers shall be closed at all times except when in active use.
 - e) Delivery trucks shall not be allowed to idle in loading areas or in the alley.
 - f) Deliveries and moving trucks shall only take place between 8:00 AM and 5:00 PM, Mondays through Fridays
 - g) Waste removal shall be allowed between 8:00 AM and 5:00 PM, daily.
 - h) There shall not be in queuing of delivery, garbage, or moving trucks in the public right of way.
 - i) Except as may be required for security, fire or building code/Life Safety Code purposes, no speakers affixed to or otherwise located on the exterior of the building shall be permitted.
8. Prior to the issuance of any building permit for the project, the applicant shall address the following Concurrency, Traffic, and Parking requirements:
- a) The applicant shall comply with mitigation measures as may be deemed necessary by the City as a result of the traffic study peer review process.
 - b) A Method of Transportation (MOT), as applicable, shall be submitted to Public Works 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.
 - c) If applicable, the applicant shall participate in a Transportation Concurrency

Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.

- d) A final concurrency determination shall be conducted prior to the issuance of a building permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any building permit.
 - e) Prior to the issuance of a building permit, calculations for required parking for the project shall be determined by the Planning Department. A final determination for the required parking shall be conducted prior to the issuance of a Certificate of Occupancy or Business Tax Receipt, whichever comes first. If required, a one-time fee in lieu of providing the required parking on site or in combination with an annual fee, as determined by staff, shall be paid prior to the issuance of the Certificate of Occupancy.
 - f) The applicant shall provide 40 short-term bicycle parking spaces on the site that are available to residents, customers, employees on the site, in a manner to be reviewed and approved by staff.
 - g) The applicant shall provide 20 long term bicycle storage spaces for residents and employees on site, in a manner to be reviewed and approved by staff.
 - h) The applicant shall provide transit information to the public, including route schedules and maps within the lobby of the building in a manner to be reviewed and approved by the Transportation Department.
9. The Planning Board shall retain the right to call the owner or operator, both now and in the future, back before the Board and modify this Conditional Use should there be valid complaints or violations (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise related to parking or loading operations.
10. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
11. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 180 days from the time 75% of the commercial space is in operation. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
12. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any substantial modifications to the plans submitted and approved as part of this application,

as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans.

13. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.
14. Storage of vehicles by valet operators for off-site facilities shall be permitted.
15. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.
16. The garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.
17. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.
18. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
19. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, of the City Code.
20. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
21. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor

Filed with the Clerk of the Planning Board on _____ ()

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

PROPERTY: 1601-1619 Drexel Avenue
Lincoln East Parking Garage – Time Out Market

FILE NO. PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929

IN RE: The applicant, 420 Lincoln Road Development, LLC, requested a modification to a previously issued Conditional Use Permit for a parking structure with commercial/retail uses on the ground floor. Specifically, the applicant is requesting to increase the number of seats previously approved and for the operation of a Neighborhood Impact Establishment, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 6, 7, 8, 9, and 10, Block 53, Pine Ridge Subdivision Plat Book 6, Page 34 of the Public Records of Miami-Dade County Florida

MEETING DATE: July 28, 2009, February 28, 2017, May 23, 2017, May 22, 2018

MODIFIED CONDITIONAL USE PERMIT

The applicant, 420 Lincoln Road Development, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit for a parking structure with commercial/retail uses on the ground floor. ~~The total floor area of the structure is approximately 195,793 gross square feet. Specifically, the applicant requested to increase the number of seats previously approved and for the operation~~ containing a Neighborhood Impact Establishment, pursuant to Section 118, Article IV of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3, Commercial High Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That 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;

That structures and uses associated with the request are consistent with the Land Development Regulations;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact and the staff report and analysis, which are adopted herein, including the recommendations, that the Conditional Use Permit be modified as requested, upon the following conditions to which the applicant has agreed: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order dated July 28, 2009. ~~Double underline and double strikethrough~~ denote changes from the order for the February 28, 2017 meeting May 23, 2017.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR for the ground floor venue. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit is issued to 420 Lincoln Road Development, Inc. as owner of the property. Time Out Market as tenant and operator of this Neighborhood Impact Establishment consisting of a restaurant and alcoholic beverage establishment, with an occupant content of over 300 persons. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The patron occupant load shall be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt. This Modified Conditional Use Permit authorizes a total of approximately 440 seats (320 interior and 120 exterior).
4. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.
5. ~~This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 80 parking spaces to fulfill the required parking for the restaurant space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 22. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.~~

6. Prior to the issuance of a CO or BTR for the uses approved herein, the applicant shall obtain a building permit and complete the following:
 - a. All windows at the first level of the structure shall be fixed and non-operable.
 - b. Double-Door vestibules shall be required for the southwest and northwest patron access points, as denoted in the plans submitted and reviewed by the Planning Board. As long as the Fire department agrees, and it does not pose a life safety threat, the center set of doors, shall ONLY be utilized as an emergency exit during all times that entertainment is operating, unless a double door vestibule is provided for that entrance. Double-Door vestibules shall be required for any additional patron access doors.
 - c. In order to minimize noise within the venue, acoustic absorbing materials shall be placed in the ceiling.
 - d. The location of deliveries and trash collection shall be indicated on the Building Permit plans, subject to the review and approval of staff.
 - e. Entrance and double-door vestibules shall not be left open (propped open) during operating hours.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - a. A complete business/operation plan that includes all details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of the BTR, whichever occurs first.
 - b. Any "wet T-shirt," "thong", "bikini" or similar type of events shall be prohibited.
 - c. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - d. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

- e. The applicant shall submit to Planning staff for review and approval a delivery plan and waste removal plan, including the hours of operation, which does not negatively impact the residents across the street, prior to the issuance of a building permit. No trash pick-up shall be permitted before 8:00 AM or after 6:00 PM.
- f. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
- h. Except as may be required for fire or building code/Life Safety Code purposes, no speakers of any kind, shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project.
- i. The hours of operation for the interior shall be limited to the following:

Sundays through Thursdays: 7:00 AM to 11:00 PM
Fridays, Saturdays, eve of national holidays, and citywide sponsored special events: 7:00 AM to 2:00 Midnight (12:00 AM)

The above hours may be reduced; however a cooking facility shall remain open during all hours of operation.

- j. The sidewalk café on Drexel Avenue shall not exceed 120 seats, or such less number as may be approved by the City, and the hours of operation shall be limited to the following:

Sundays through Thursdays: 8 AM to 10:00 PM
Fridays, Saturdays, eve of national holidays and citywide sponsored special events: 8 AM to 11:00 PM

A clear path of seven (7') feet shall be required along the public sidewalk, clear of any obstructions.

- k. Entertainment shall be limited to a DJ and/or music played at a volume exceeding normal conversation, and shall only occur within the interior of the property. Live musical performances shall not be permitted. Hours of entertainment shall be limited to the following:

Sundays through Thursdays: 7:00 PM to 10:00 PM
Fridays, Saturdays, eve of national holidays, and citywide sponsored special events: 7:00 PM to Midnight (12:00 AM)

- l. No dance floor shall be permitted.

- m. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
- n. No patrons shall be allowed to queue on the sidewalk or public right-of-way.
- o. Once the exterior operations have closed, the tables and chairs shall be removed and/or secured in a fashion that they are not usable by passersby.
- p. Bussing stations shall not be permitted on the exterior of the premises.
- q. After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between closing and 7:00 AM.
- r. All trash pick-up shall occur from the designated area adjacent to the trash room on the east alley.
- s. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.
- t. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between 8:00 a.m. and 6:00 p.m.
- u. Entry to and exit from the parking garage shall be on 16th Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.
- v. A "Do Not Block Sidewalk" sign shall be posted and maintained at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screeching and unnecessary horn-honking shall be posted at the garage entrance. All such signage shall be subject to staff review and approval.
- w. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level

controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application.

- x. A final report issued by such acoustical consultant shall be submitted to staff prior to the issuance of a BTR. Additionally, 60 days after the issuance of a BTR, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review demonstrating that the system's performance still complies with the design intent and recommendations of the sound system study submitted as part of this application.
 - y. Any person or entity operating pursuant to this conditional use permit shall post the operating conditions identified in the permit or the full conditional use permit in a conspicuous place in or about the premises where it may be seen upon inspection by any official of the city. For failure to do so, such person or entity may be issued a notice of violation and fined as if it were operating without the conditional use permit, as if it were not issued.
- 8. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. 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.
 - 9. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
 - 10. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
 - 11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 - 12. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud,

excessive, unnecessary, or unusual noise.

13. Within 60 days of the meeting in which this modification was approved, the applicant shall submit a complete Transportation Demand Management (TDM) plan for the review and approval of the Transportation Department and the City's transportation peer reviewer.
14. 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.
15. A sight distance review in relation to the proposed wall to be located on the east side of the 16th Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.
- ~~16. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.~~
- ~~17. Storage of vehicles by valet operators for off-site facilities shall be permitted.~~
- ~~18. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.~~
19. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to 440 seats.
- ~~20. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 19 shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.~~
- ~~21. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.~~
22. The applicant shall submit an MOT (Method of Transportation) to Public Works 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.
23. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan,

shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.

24. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
25. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
26. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.
27. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
28. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
29. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit
30. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
31. 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.

Dated this _____ day of _____, 2018

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Michael Belush, Chief of Planning and Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Notary:
Print Name:
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Filed with the Clerk of the Board on _____ ()

Exhibit A

SUBJECT: 1601 Drexel Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0040

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6
THRU 10 BLK 53

SUBJECT: 1600 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0010

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 1 BLK 53