

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: July 24, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 18-0188 aka File No. 2217. 955 Alton Road – Coco Bambu**

The applicant, CBMIA Restaurant, LLC, is requesting modifications to a previously issued Conditional Use approval for a Neighborhood Impact Establishment (NIE) with an occupant content of 300 or more persons pursuant to Chapter 118, Article VII. Specifically, the applicant is requesting the removal of conditions prohibiting entertainment.

RECOMMENDATION

Approval with conditions

BACKGROUND/HISTORY

December 15, 2014 The applicant, CBMIA Restaurant, LLC obtained a Conditional Use approval for a Neighborhood Impact Establishment (NIE) with an occupant content of 300 or more persons, pursuant to Section 142, Article V.

August 31, 2017 A Business Tax Receipt (BTR) was issued for the establishment (BTR002182- 03-2017.)

December 19, 2017 The applicant appeared before the Board for the required progress report and the item was continued to the January 23, 2018 meeting for further updates on approved loading area and traffic queuing.

January 23, 2018 The Board heard from the applicant about the approval of an additional loading area on 10th Street and suspended further progress reports.

ZONING/SITE DATA

Legal Description: Lots 11 & 12 Block 123, Lenox Manor Re-sub Plat Book 7
Page 15 of the Public Records of Miami-Dade County
Florida.

Zoning District: CD-2 (Commercial Medium Intensity District)

Future Land Use Designation: CD-2 (Medium Intensity Commercial Category)

Surrounding Uses:

North:	Commercial Establishment (Walgreens)
South:	Vacant Parcel
West:	Office Building
East:	Multifamily Residential Buildings

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

THE PROJECT

The applicant has submitted plans entitled “Coco Bambu” as prepared by Beilinson Gomez Architects, PA, dated October 22, 2014. The floor plan remains the same from their original application and the highlighted area on the plans is the area entertainment is proposed. The project includes a 450 seat restaurant (402 interior seats and 48 outdoor seats) with a 522 occupant content, which constitutes a Neighborhood Impact Establishment.

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 request is consistent with the permissible uses in the Medium Intensity Commercial Category (CD-2) as designated on the Future Land Use Map within the 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 – Traf Tech Engineering, Inc. was retained by the applicant to prepare a full traffic study with the original application and concluded that the project would not 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.**

Consistent – Entertainment and Neighborhood Impact Establishments are permitted as conditional uses in this zoning district. This comment shall not be considered final zoning review or approval. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.

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

Consistent – The proposed establishment may adversely affect the general welfare of nearby residents if noise and other issues are not controlled. Staff is accepting the recommendations of the sound consultants to ensure that any resulting adverse impact is mitigated. The facility would have to comply with all applicable laws and regulations for licensure.

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

Consistent – The site is located in a historic district, and as such, has no additional parking requirements. All off-street parking for the site will occur exclusively through valet parking. Valet storage would occur on site and at the parking garage located at 6th Street and Alton Road. See the detailed traffic and parking study prepared by Traf Tech Engineering, Inc.

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

Consistent – Staff is recommending conditions to mitigate any adverse impacts from noise and other issues on the surrounding neighbors.

- 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 – There are other restaurants within the vicinity, however, none of them rise to the level of being a neighborhood impact establishment. Therefore, no negative impact through the concentration of uses is expected.

NEIGHBORHOOD IMPACT ESTABLISHMENT REVIEW GUIDELINES

In accordance with Sec. 142-1362 of the Miami Beach City Code, in reviewing an application for an outdoor entertainment establishment, open air entertainment establishment or a neighborhood impact establishment, the Planning Board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines for conditional uses pursuant to chapter 118, article IV:

- 1. An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.**

The Operational Plan was submitted with the original application and details of the proposed entertainment portion of the operation are contained in the Letter of Intent (LOI.)

- 2. A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, self-park, shared parking, after-hour metered spaces and the manner in which it is to be managed.**

The site is located in a historic district, and as such, has no additional parking requirements. All off-street parking for the site will occur exclusively through valet parking. Valet storage would occur on site and at the parking garage located at 5th Street and Alton Road. See the detailed parking study prepared by Traf Tech Engineering, Inc.

- 3. An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises would be controlled.**

The main entrance is along Alton Road. There is large entry and waiting area inside the front doors of the building where guests wait to be seated by restaurant staff. The applicant does not anticipate that there will be queuing, but does have ample room inside the facility to accommodate large groups.

- 4. A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.**

The LOI states that staff are continually trained in security measure and how enforce the patron age restrictions.

5. A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

See the attached Traffic Study that was conducted at the time of the original application. The occupant content or seats are not increasing as part of this new application for entertainment.

6. A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

All waste is stored in an air-conditioned, enclosed garbage room on the northeast corner of the property. All waste from restaurant is disposed of on a daily basis. The applicant's current CUP limits collections to between 8:00 AM and 5:00 PM daily.

7. A noise attenuation plan which addresses how noise would be controlled to meet the requirements of the noise ordinance.

Originally, The Audio Bug, Inc. was retained by the applicant to perform a sound study report. The applicant provided safeguards in order to mitigate potential negative impacts from noise on the surrounding neighbors, including the construction of a seven foot keystone wall to mitigate sound impacts of valet activities. With this application, a Sound Study was prepared by Edward Dugger + Associates (ED+A) and a peer review was conducted by Arpeggio Acoustic Consulting, LLC. The peer reviewer had some concerns, which were satisfactorily addressed by conditions recommended by staff in the attach draft Modified CUP.

8. Proximity of proposed establishment to residential uses.

The project abuts residential properties on its east. In order to minimize the impact to the residential uses, the applicant will built a noise attenuating wall along the eastern edge of the parcel. In addition, the uses on the eastern edge will be limited to operational uses, such as loading, to minimize the impacts of the restaurant to the residential areas and conditions recommended by staff in the attach draft Modified CUP shall help mitigate any impacts from noise.

9. Cumulative effect of proposed establishment and adjacent pre-existing uses.

Restaurants are a typical use along the Alton Road corridor. However, there are not any restaurants in the vicinity that rise to the level of being considered a NIE. As such, there will be no cumulative effect on adjacent pre-existing uses.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development 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 Applicable

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
The applicant states that the windows and doors are hurricane proof in the LOI.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
The building windows are operable according to the LOI.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
The applicant states in the LOI that this criteria has been met.
- (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 states that this criteria is met.
- (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 applicant states that this criteria is met.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
The applicant states in the LOI that this criteria has been met.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
The applicant states that this criteria is met
- (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.
The applicant provided the plans that show this criteria has been satisfied.
- (10) Where feasible and appropriate, water retention systems shall be provided.
Not Applicable

ANALYSIS

The Project

The restaurant has a Business Tax Receipt for a 450 seat restaurant (402 interior seats and 48 outdoor seats) with a 522 occupant content issued by the Fire Chief, which constitutes a Neighborhood Impact Establishment. The restaurant is located in an existing building in the Flamingo Park Historic District, which was formerly known as the Miami Art School site.

Operation

The applicant provided a description of the entertainment proposed for this the restaurant in the LOI. They plan to have a DJ or a small band with speakers throughout the venue, but not within 20 feet of the front door. The proposed hours of operation of the entertainment are as follows:

1. Beginning any time after 10:00 AM and finishing by 11:00 PM Sundays to Wednesdays
2. Beginning any time after 10:00 AM and finishing by 1:00 AM Thursdays to Saturdays

The applicant does not propose any other changes to the existing CUP's conditions such as hours, deliveries, trash collection, designated loading areas, valet operations. The restaurant hours are limited in the existing CUP to Sundays to Wednesdays closing at 12:00 AM, and Thursdays to Saturdays closing at 2:00 AM. Outdoor seating is required to cease at 12:00 AM.

Sound

The original Sound Study in 2014 was prepared by The Audio Bug, Inc. The study concluded that the only impact to adjacent residential property owners was a result of the motion of cars in the valet drop off area. To mitigate this sound, a seven (7) foot keystone wall was proposed to diffuse sound energy away from residential properties. The study also concludes that since outdoor seating areas are on the west side of the building and that outdoor seating concludes at 10:00 PM that the impact to residential areas will be minimal.

With this application for indoor entertainment, Edward Dugger + Associates (ED+A) was hired by the applicant to conduct a new sound study that contemplates entertainment. The sound study proposed that speakers should not be located within 20 feet from the front doors and that limits be employed of the output of the sound system to insure that the music would not impact the neighborhood.

A peer review was conducted by Arpeggio Acoustic Consulting, LLC. The peer reviewer had some concerns, which were satisfactorily addressed by conditions incorporated into the draft modified CUP. See both consultants' reports in the Board packages provided.

As a point of clarification, the LOI states that there will be ambient music playing in the outdoor seating area. This would require an additional modification to the CUP conditions. However, if that ambient music is the same music being played by the proposed DJ or small band, it would constitute an outdoor entertainment establishment, which is not being requested or contemplated with this application. To be clear, any music that can be authorized to be played in the outdoor areas with this application can only be ambient background music not generated by a DJ, a live band, or instrument.

Furthermore, there is a prohibition on any music being played in the outdoor area in the existing CUP. Staff suggests that this provision not be modified, as that was agreed to by the applicant and the neighborhood association at the beginning of the application process in 2014.

Security and Crowd Control

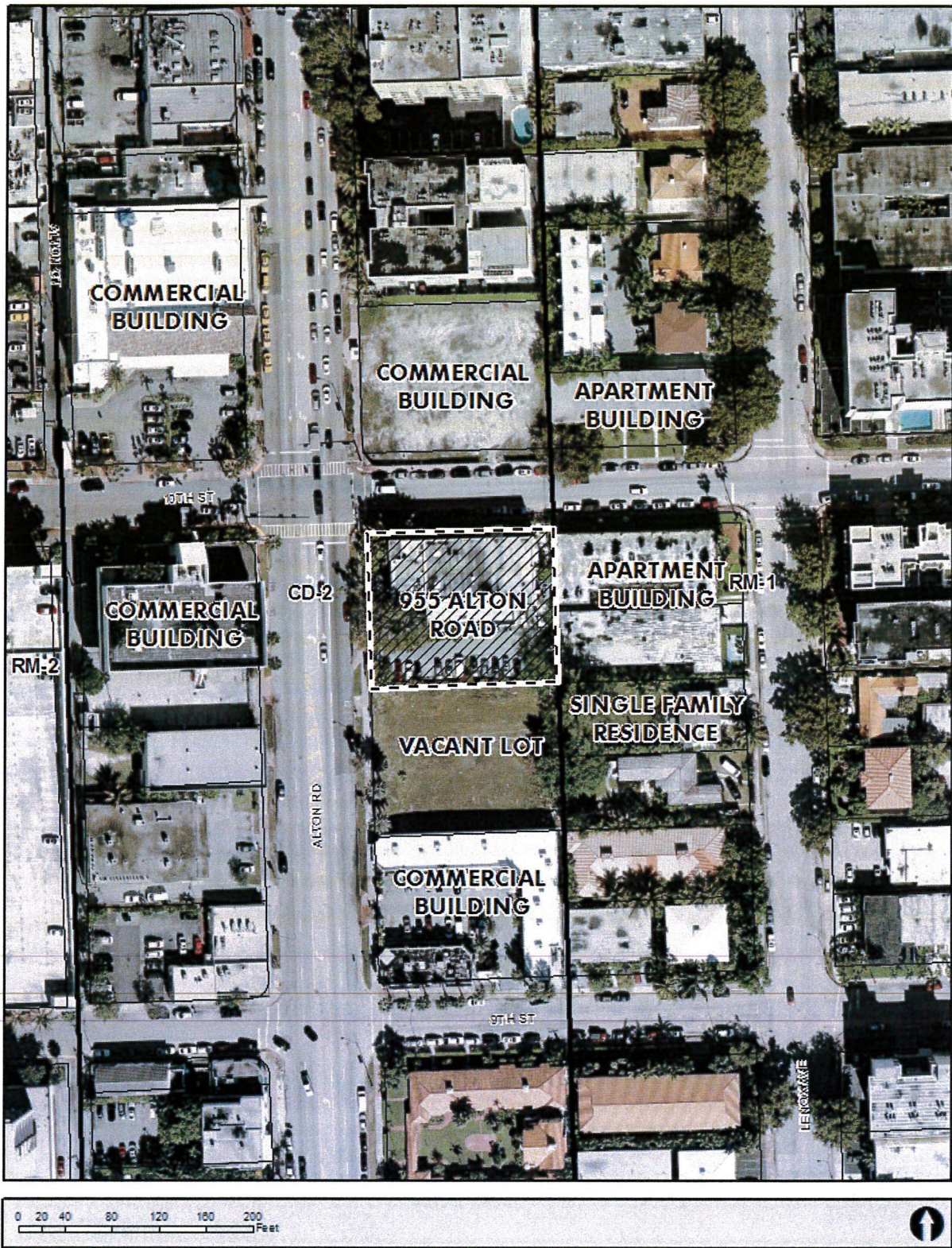
The applicant is proposing indoor entertainment for the enjoyment of its patrons, they are not proposing a change of operation into a nightclub or discotheque. Patrons enter the restaurant only through the main entrance along Alton Road. There is a large foyer just inside the front door where patrons typically wait to be seated and the program for that area is proposed to remain the same. The host staff and the manager will serve as security for the facility.

STAFF RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

TRM/MAB/TUI

ZONING/SITE MAP



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

PROPERTY: 955 Alton Road

FILE NO. PB 18-0188 fka 2217

IN RE: The applicant, CBMIA Restaurant, LLC, is requesting modifications to a previously issued Conditional Use approval for a Neighborhood Impact Establishment (NIE) with an occupant content of 300 or more persons pursuant to Chapter 118, Article VII. Specifically, the applicant is requesting the removal of conditions prohibiting entertainment.

LEGAL DESCRIPTION: Lots 11 & 12, Block 123, of "Lenox Manor", according to the plat thereof, as recorded in Plat Book 7, at page 15, of the Public Records of Miami-Dade County, Florida (Special Warranty Deed, dated May 20th 1992, recorded in Official Records Book 15519, page 2864, Miami-Dade County Records)

MEETING DATE: ~~December 15, 2014~~ July 24, 2018

MODIFIED CONDITIONAL USE PERMIT

The applicant, CBMIA Restaurant, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, for a Neighborhood Impact Establishment (NIE) with a combined maximum occupant content in excess of 300 persons, pursuant to Section 142, Article V. 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-2, Commercial Medium Intensity District zoning district within the Flamingo Park local Historic District; and

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

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; and

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

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

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, 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, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be **GRANTED**, subject to the following conditions:

1. This Conditional Use Permit is issued to CBMIA Restaurant, LLC, as owner of the Coco Bambu for a Neighborhood Impact Establishment, consisting of a 450 seat restaurant. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
2. 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. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 450 seat restaurant with the criteria listed below:
 - i. The indoor area may operate until 12 AM Sundays thru Wednesdays and 2 AM Thursdays thru Saturdays, as proposed.
 - ii. Up to 402 seats may be located in the indoor area, as proposed.
 - iii. Up to 48 seats may be located in the outdoor area fronting Alton Road, as proposed.
 - iv. All outdoor restaurant/service operations shall cease by 12 AM.
 - v. Music and/or Entertainment shall not be permitted in the outdoor areas.
 - vi. A DJ or live performance of three or less instruments may play music in indoor portions of the restaurant only. The music may start at 10:00 AM and shall not operate past 11:00 PM, Sunday-Wednesday, and 10:00 AM to 1:00 AM on Friday and Saturdays.

- vii. Speakers may not be installed within twenty (20) feet of the main entrance.
- viii. 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. 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. Before entertainment is approved and added to the Business Tax Receipt (BTR), a field visit with the applicants sound engineer and Planning staff shall verify that the volume limits on the sound system are set at a level that is not audible at the edges of the property that abut residential properties.
- ix. All operable windows shall be closed at all times that there is entertainment.
- x. Televisions shall not be located anywhere in the exterior areas of the property.

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 am.

- b. Deliveries may only occur between 8:00 AM and 5:00 PM, Mondays thru Fridays.
- c. Delivery trucks shall only be permitted to park within the loading area on 10th Street or within the ground floor parking area.
- d. Delivery trucks shall not be allowed to idle in the loading zone area.
- e. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- f. Trash collections may occur daily between 8:00 AM and 5:00 PM.
- a. 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.
- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.

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- i. Garbage dumpster covers shall be closed at all times except when in active use.
 - j. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors shall be contained within the premises. Owner agrees to install an exhaust system, if required by code, for the kitchens of any commercial restaurants on the premise that will substantially reduce grease and smoke that would otherwise escape to the surrounding area. This may include the installation of a fan in connection with kitchen exhaust systems within the interior of the building in order to reduce noise levels at the exhaust outlet substantially in compliance with the plans as approved or in the alternative any such exhaust system shall be located along the west side of the property not directly adjacent to the southernmost or northernmost property lines.
 - k. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - l. No exterior loudspeakers shall be permitted except those necessary for fire and life safety purposes.
 - m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - n. As proposed by the applicant, a minimum of two ushers, serving as security staff shall be posted at the patron entrance and exit point to the restaurant. Security staff shall monitor patron circulation and occupancy levels in order to adjust crowds according to occupant loads.
 - o. Patrons shall not be allowed to queue on any public rights-of-way or the exterior premises along 10th Street or Alton Road. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - p. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter on Alton Road, 10th Street and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
3. As proposed by the applicant, a seven (7) foot keystone wall shall be constructed on the eastern boundary of the parcel.
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4. The applicant will provide the Transportation Department with a signal warrant study for the intersection of 9th Street and Alton Road within 90 days of the project obtaining a Business Tax Receipt (BTR).
5. A contract with a valet operator shall be submitted to the Planning Department for review and approval prior to obtaining a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first. A valet operating plan shall be provided concurrently, including for any future modification, so that it minimizes any routes on West Avenue or residential

districts to the east, in a manner to be approved by the Planning and Transportation Departments.

6. 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 Permit, including the hours of operation and/or the occupant load of the restaurant, as well as modifications to the parking operations, should there be valid complaints or violations (as determined by Code Compliance) about valet operations and loud, excessive, unnecessary, or unusual noise.
7. The applicant shall address the following Concurrency and Parking requirements, as applicable:
 - a. A Method of Transportation (MOT) 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.
 - b. Prior to the issuance of a building permit, 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.
 - c. 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.
 - d. 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, as determined by staff, shall be paid prior to the issuance of the Certificate of Occupancy.
8. 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.
9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. 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).
10. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

11. 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.
12. 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.
13. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
14. 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.
15. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
16. 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.
17. 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.
18. The number of valet attendants shall be sufficient to ensure that there will be no queuing of vehicles on any public rights-of-way.

Dated this _____ day of _____, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____

Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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

[NOTARIAL SEAL]

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

Approved As To Form:
Legal Department ()

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