

IN AND BEFORE THE SPECIAL MAGISTRATE OF  
THE CITY OF MIAMI BEACH, FLORIDA

CASE NO.: SMC2022-02127 / ZV2021-03677

Property Address: 3621 Collins Avenue, Miami Beach FL 33140  
Violator: All Seasons Condominium Association, Inc. c/o Cadisa, Inc.  
Owner: MDEV6, LLC

AGREED ORDER

**THIS CAUSE**, having come before the Special Magistrate upon a Petition to Enter Agreed Order and the Special Magistrate being advised of the following:

1. The above Zoning Violation was issued to All Seasons Condominium Association, Inc for its failure to comply with Sec. 118-532(g) of the Code of Ordinances; and
2. The Owner thereafter purchased the Property. The existing building on the Property is vacant, will remain vacant, and has 24-hour security; and
3. The Owner intends to redevelop the Property, subject to review and approval of the City's Historic Preservation Board ("HPB"), and until the issuance of a Certificate of Appropriateness Owner will secure the existing building and Property and maintain it to prevent deterioration.
4. The Owner submitted to the Planning Department on November 30, 2022 a proposed maintenance plan (the "Maintenance Plan"), attached hereto as Exhibit A, to bring the structure into compliance with Sec. 118-532(g) of the Code until entitlements and permits for the redevelopment project are obtained; and
5. The parties agree that any demolition that may be proposed in the future, due to unforeseen circumstances, will require a Certificate of Appropriateness from the HPB; and
6. The parties agree that the HPB will be advised of this Agreed Order and the status of the Property's maintenance at their next available meeting as a discussion item; and
7. The parties agree that enforcement of this Zoning Violation will be stayed so long as the Property is maintained in accordance with the Maintenance Plan. Owner agrees to provide the Planning Department with a quarterly updates on the existing building and Property's condition via email demonstrating compliance with the Maintenance Plan. Further, Owner agrees to notify the Planning Department if the Property is sold; and

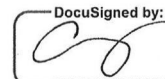
8. The parties agree to the entry of this Order.

**IT IS ORDERED AND ADJUDGED**, that:

The Petition to Enter Agreed Order in the above referenced case number is hereby granted.

**DONE AND ORDERED** in Miami-Dade County, Florida, this 1<sup>st</sup> day of December, 2022.

DocuSigned by:



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Enrique Zamora, as Special Magistrate  
for the City of Miami Beach, Florida