



CFN 2013R0410357
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RECORDED 05/23/2013 14:03:11
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 1231-1251 17th Street

FILE NO. 2082

IN RE: The application by SOBE17, LLC, requesting Conditional Use approval pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 66 parking spaces, as well as a hotel with 116 rooms, and a small 58-seat restaurant for hotel guests only.

**LEGAL
DESCRIPTION:** See Exhibit "A"

MEETING DATE: April 30, 2013

CONDITIONAL USE PERMIT

The applicant, SOBE17, LLC, filed an application with the Planning Director requesting Conditional Use approval pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 66 parking spaces, as well as a hotel with 116 rooms, and a small 58-seat restaurant for hotel guests only.

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 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, 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 staff recommendations, as modified by the Planning Board, that a 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 SOBE17, LLC, to construct a 5-level mechanical parking structure with 66 spaces, together with a 116-room hotel, including an accessory 58-seat restaurant on the ground floor of the building for hotel guests only. The project authorized by this Conditional Use Permit includes the operation of a mechanical parking garage, as well as accessory uses to the hotel including a ground floor restaurant for the use of hotel guests and their invitees only, a rooftop deck and a retail use for guests and their invitees only, with an approximate maximum total occupant content of 188 persons – 100 for the rooftop deck and 88 for the restaurant.
2. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or 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, in advance, to affirm their understanding of the conditions listed herein.
3. The following shall apply to the construction and operation of the proposed mechanical parking system:
 - a. The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.
 - b. For mechanical lifts, the parking lift platform shall be sealed and of a sufficient width and length (minimum of eight feet by 16 feet) to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.
 - c. All free-standing mechanical parking lifts shall be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage, robotic garages and vehicle elevators must have backup generators sufficient to power the system.
 - d. All mechanical lifts shall be designed to prevent lowering of the lift when a vehicle is parked below the lift.
 - e. The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches.
 - f. All parking lifts shall only be operated using a spring loaded underwriters laboratories (UL) approved key switch control. No push button is allowed.
 - g. All electrical components of the lifts shall be underwriters laboratories (UL) approved.

- h. All mechanical parking systems, including lifts, elevators and robotic systems, shall be inspected and serviced at least once per year with an annual safety report signed by a licensed mechanical engineer.
 - i. All parking lifts shall be maintained and kept in good working order.
 - j. Full and complete details of the proposed garage entrance on 17th Street shall be required; this shall include, but not be limited to, interior walls, flooring, screening for all mechanical fixtures and features, and a detailed lighting plan. The final details of the interior walls, flooring, screening for all mechanical fixtures and features, and detailed lighting plan shall be at the discretion of staff and shall be fully resolved prior to the issuance of a Building Permit for the project.
 - k. If the Owner should desire to install a security gate; such gate shall be substantially open and well detailed.
 - l. Wires, pipes and fire sprinklers shall be concealed as much as possible from 17th Street, without affecting any life safety concerns or requirements.
 - m. Valet storage of vehicles by valet operators shall be exclusively for the hotel use, as proposed. Valet storage for off-site facilities shall not be permitted.
 - n. There shall be security personnel of at least one person, on-site, monitoring the garage operation during hours of operation seven days a week. The structure, operation, procedures, maintenance, service response procedures, remote technical service team, local, on-site service team, and spare parts inventory shall be in accordance with the requirements of the manufacturer.
 - o. Signs prohibiting tire-screeching and unnecessary horn-honking shall be posted at the garage entrance.
4. The following shall apply to the operation of the ground floor restaurant, rooftop deck and retail spaces:
- a. The intensity of uses for the proposed project shall not exceed the 66 parking spaces that can be provided in a conventional manner, not utilizing mechanical devices.
 - b. The use of the ground floor restaurant, as well as all roof-top facilities, inclusive of any pool or spa and pool or spa deck, shall be limited to hotel guests and invitees only, and shall not be open to the general public.
 - c. The ground floor restaurant shall be open for breakfast only.
 - d. The restaurant shall have a maximum seat count of 58. Any increase shall require a modification at public hearing.
 - e. Applicant shall not seek an entertainment or dancehall license.
 - f. The pool located on the rooftop shall be closed from 11PM to 8AM every day.
 - g. No Special Events shall be permitted.
 - h. The applicant shall ensure through appropriate contracts, assignments and

management rules that these restrictions are enforced. Applicant agrees to include the rules and regulations set forth in these conditions in any applicable contract or assignment.

- i. No bar counter shall be placed on the roof or on any terraces, private decks or balconies at any time.
 - j. No food shall be served on the rooftop or on exterior public areas of the hotel.
 - k. The applicant shall not seek a change of use for the retail accessory space without first appearing before the Board to obtain a modification to this Conditional Use Permit.
 - l. The sale of alcohol shall not be permitted in the exterior retail space. The sale of alcohol to hotel guests and their invitees only, shall be permitted at the convenience store.
 - m. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors shall be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
 - n. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
5. The final building permit plans for the project shall include the following:
- a. All roof-top fixtures, air-conditioning units and mechanical devices shall be screened from view. In addition, Applicant agrees to install an exhaust system for the kitchen that shall substantially reduce all grease and smoke that would otherwise escape to the surrounding area. Finally, Applicant agrees to install the fan in connection with the kitchen exhaust system within the interior of the building in order to reduce noise levels at the exhaust outlet.
 - b. All stair towers, elevators, and mechanical equipment shall be appropriately designed, screened and detailed in a manner consistent with the building's design, subject to the review and approval of staff.
6. The following shall apply to the operation of the entire facility:
- 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.
 - b. 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. Doors shall remain closed and secured when not in active use.
 - c. Garbage dumpster covers shall be closed at all times except when in active use and garbage pickups and service deliveries shall not take place between 7:00 PM and 8:00 AM.
 - d. The applicant shall obtain approval from the City's Parking Department to establish an

additional loading area on 17th Street for larger delivery vehicles and provide evidence in writing to Planning staff before the issuance of a building permit.

- e. In the event the applicant is not able to reach an agreement with the City's Parking department, the applicant shall submit to staff for review and approval an alternate plan to accommodate larger delivery trucks before the issuance of a building permit.
 - f. The applicant shall submit to Planning staff for review and approval a delivery plan and waste removal plan, including the hours of operation, prior to the issuance of a building permit.
 - g. Delivery trucks shall not be allowed to idle in the loading zone area adjacent to the hotel or within the garage floor area.
 - h. Delivery trucks to service the hotel shall be limited to hotel products, food, beverages, coffee and typical mail/package delivery.
 - i. Delivery trucks shall only be permitted to park within the loading area within the ground floor parking area or the designated loading zone for the Property.
 - j. The applicant shall not seek to obtain a Conditional Use Permit for a Neighborhood Impact Establishment (NIE) on the Property.
 - k. The applicant shall explore with the City's Public Works Department staff the construction of a narrow median on 17th Street.
7. The following noise standards and conditions shall apply:
- a. Violations of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
 - b. Except as may be required for fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the premises. Small speakers, within the landscape areas or at floor level, may be permitted on the ground floor and rooftops, but only for ambient, background music, which does not interfere with normal conversation.
 - c. The installation plan for a sound system, if proposed, including the location of all the speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit.
 - d. The hotel rules and practices shall prohibit registered guests, visitors, invitees and others using the hotel facilities or otherwise on the premises, from operating audio amplification equipment, inclusive of loudspeakers, radio receivers, television sets, musical instruments, or other machines or devices for the producing or reproducing of sound, that produces noise that is plainly audible at any apartment unit in the adjacent and nearby properties.
 - e. No outdoor seating shall be permitted on the sidewalk or public right of way.

8. The project shall comply with the following parking and transportation conditions:
- a. The applicant shall provide and maintain a shuttle service. The details and operational plan of such shuttle service shall be submitted to and approved by staff, prior to the issuance of any building permit for the project.
 - b. The applicant shall and a hotel employee parking plan, which shall be subject to the review and approval of staff, prior to the issuance of a building permit. Such hotel employee parking plan shall include mandatory measures to address employee parking, including but not limited to, a provision for transit passes, carpool or vanpool programs, off-site parking when available, monthly City parking passes, and/or other measures intended to limit the impact of employee parking on surrounding neighborhoods.
 - c. Notwithstanding the occupancy and seat counts shown on the plans submitted, calculations for required parking and concurrency for the project shall be determined by the Planning Department prior to approval of a building permit. Such parking and traffic calculations shall be based upon both the number of hotel rooms, and, additionally, the intensity of the proposed accessory restaurant as measured by the number of seats in dining areas, and by the square footage of the liquor service areas not included in the areas for which seats are calculated as provided for in this subparagraph.
 - d. 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.
 - e. The applicant shall submit an MOT (Management of Transportation) Plan 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.
 - f. Parking operation shall be by valet attendants only. A contract with a valet operator shall be submitted to staff for review and approval prior to a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first.
 - g. The applicant shall provide a bicycle parking plan for the property, to serve guests and employees, in a manner to be approved by staff.
 - h. The applicant shall demonstrate in the bicycle plan that bicyclists would not conflict with vehicular traffic when entering and exiting the designated location of the bike racks inside the parking garage to the satisfaction of staff, prior to the issuance of a building permit.
 - i. The applicant shall offer a program to hotel employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the Property without the need for automobiles, or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).

- j. The applicant shall offer hotel employees who have been employed for at least ninety (90) days financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.
 - k. The applicant shall appoint one employee of the hotel to serve as the TDM (Transportation Demand Management) Program Administrator, whose duties will include encouraging and facilitating employee's use of mass transit or bicycles for travel to work.
 - l. The applicant shall have a courtesy vehicle available for the transport of its guests.
9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. 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. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints, as determined by the Code Compliance Department, about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
 11. 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.
 12. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 13. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
 14. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Business Tax Receipt to operate this establishment.
 15. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original CUP was issued, 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.
 16. 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.
 17. 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.

- 18. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
- 19. 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.
- 20. 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.

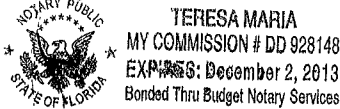
Dated this 6th day of May, 2013

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of May, 2013 by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

[Signature]
Notary: Teresa Maria
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD928148

Approved As To Form:
Legal Department [Signature] (Filed 5-6-13)

EXHIBIT A

LEGAL DESCRIPTION OF PARCEL A, PARCEL B and PARCEL C

PARCEL "A"

BEING A PARCEL OF LAND LYING IN A PORTION LOT 9, BLOCK 17, ALTON REALITY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45, AS RECORDED IN PLAT BOOK 6, PAGE 165 AND A PORTION OF LOT 11, BLOCK 41, ALTON BEACH REALITY CO'S PLAT OF BELLEVIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 6 PAGES 114, AND A PORTION OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORD BOOK 16504, PAGE 3555 ALL BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 17 OF SAID ALTON REALITY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45; THENCE S88°01'12"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF BLOCK 17, A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 30°47'46", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.69 FEET; THENCE N32°46'34"E RADIAL TO SAID CURVE A DISTANCE OF 13.95 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL II OF AFORESAID OFFICIAL RECORD BOOK 16504, PAGE 3555; THENCE N75°10'30"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 40.55 TO THE POINT OF BEGINNING; THENCE CONTINUE N75°10'30"E ALONG SAID SOUTHERLY LINE TO THE INTERSECTION WITH THE NORTHERLY FACE OF THE SOUTHERLY SEAWALL OF COLLINS CANAL, ALSO BEING THE MEAN HIGH WATER LINE OF COLLINS CANAL, A DISTANCE OF 100.61 FEET; THENCE N58°09'51"E, ALONG SAID NORTHERLY FACE AND MEAN HIGH WATER LINE EXTENDING ACROSS AN EXISTING BASIN, A DISTANCE OF 115.45 FEET; THENCE S01°58'48"E A DISTANCE OF 73.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°04'40", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL II, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.375 SQUARE FEET OR 0.1 ACRES MORE OR LESS.

PARCEL "B"

BEING A PARCEL OF LAND LYING IN A PORTION LOTS 8 AND 9, BLOCK 17, ALTON REALITY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45, AS RECORDED IN PLAT BOOK 6, PAGE 165 AND A PORTION OF LOT 11, BLOCK 41, ALTON BEACH REALITY CO'S PLAT OF BELLEVIEW SUBDIVISION, AS

RECORDED IN PLAT BOOK 6, PAGE 114, AND A PORTION OF PARCEL I AND PARCEL II AS DESCRIBED IN OFFICIAL RECORD BOOK 16504, PAGE 3555 ALL BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 17, OF SAID ALTON REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45; THENCE S88°01'12"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF BLOCK 17, A DISTANCE OF 125.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°01'12"W ALONG SAID LINE A DISTANCE OF 9.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 30°47'46". THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.69 FEET; THENCE N32°46'34"W RADIAL TO SAID CURVE A DISTANCE OF 13.95 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL II OF AFORESAID OFFICIAL RECORD BOOK 16504, PAGE 3555; THENCE N75°10'30"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 40.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°04'40" (CHORD WHICH BEARS N14°03'32"E) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.00 FEET, THENCE N01°58'48"E, TO THE INTERSECTION WITH THE NORTHERLY FACE OF THE SOUTHERLY SEAWALL OF COLLINS CANAL, ALSO BEING THE MEAN HIGH WATER LINE OF COLLINS CANAL, A DISTANCE OF 73.28 FEET; THENCE N38°09'51"E, ALONG SAID NORTHERLY FACE AND SAID MEAN HIGH WATER LINE, A DISTANCE OF 80.71 FEET; THENCE S01°58'48"E A DISTANCE OF 113.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00". THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE TO THE INTERSECTION WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF 17TH STREET AND SAID SOUTHERLY LINE OF BLOCK 17, A DISTANCE OF 39.27 TO THE POINT OF BEGINNING.

CONTAINING 8,465 SQUARE FEET OR 0.2 ACRES MORE OR LESS.

PARCEL "C"

BEING A PARCEL OF LAND LYING IN A PORTION LOTS 7, 8 AND 9, BLOCK 17, ALTON REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45, AS RECORDED IN PLAT BOOK 6, PAGE 165 AND A PORTION OF PARCEL I AS DESCRIBED IN OFFICIAL RECORD BOOK 16504, PAGE 3555, ALL BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 17, OF SAID PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45; THENCE S88°01'12"W

ALONG THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF BLOCK 17, A DISTANCE OF 125.66, FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET; THENCE N01°58'48"E TO THE INTERSECTION WITH THE NORTHERLY FACE OF THE SOUTHERLY SEAWALL OF COLLINS CANAL, ALSO BEING THE MEAN HIGH WATER LINE OF COLLINS CANAL, A DISTANCE OF 113.46 FEET; THENCE N58°09'51"E ALONG SAID NORTHERLY FACE AND SAID MEAN HIGH WATER LINE, TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 7. SAID LINE ALSO BEING THE WESTERLY LINE OF ALTON COURT, A DISTANCE OF 173.72 FEET; THENCE S01°58'48"E, ALONG SAID LINE, A DISTANCE OF 224.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.239 SQUARE FEET OR 0.6 ACRES MORE OR LESS.

COUNTY OF CLATSOP, WASH. COUNTY OF CLATSOP
CLERK OF COUNTY

WITNESSETH that the foregoing is a true and correct copy of the original as filed in my office
MAY 11 2012
By: [Signature]
HARVEY HOWELL CLERK of County and County Clerk



NOTICE

NO

HORN

HONKING

-or-

TIRE

SCREECHING

NOTICE

**Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.**



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@brzoninglaw.com

VIA HAND DELIVERY

June 10, 2013

Antoinette Stohl
Boards Administrator
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: PB File No. 2082 - Recorded Order for SOBE 17, LLC

Dear Antoinette:

Enclosed please find the original Planning Board Order File No. 2082 as filed in the Public Records of Miami-Dade County at Official Records Book 28644 at pages 1934-1946 on May 23, 2013. If you have any questions or comments regarding this matter, please contact me.

Sincerely,

Michael Marrero

Enclosure

RECEIVED
2013 JUN 11 PM 3:53
CMB PLANNING DEPT