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VIA ELECTRONIC SUBMISSION

July 13, 2025

Michael Belush, Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Request for Conditional Use Permit Approval for a
Private School Located at 515 Jefferson Avenue

Dear Mr. Belush:

This firm represents 515 JEFFERSON LLC and BaseCamp305 Inc., (collectively the "Applicant"), the owner and future tenant of the property located at 515 Jefferson Avenue (the "Property") in the City of Miami Beach ("City"). Please consider this letter the Applicant's Letter of Intent supporting the request for Conditional Use Permit to allow a private school at the Property (the "Project").

Property Description. The Property is a mid-block lot located south of 6th Street on the east side of Jefferson Avenue. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-4203-009-5000. See Exhibit A, Property Appraiser Summary Report. The Property is improved with a one-story retail building. The western most bay is occupied with a neighborhood café and bakery and the remaining units are vacant. The total lot area is approximately 17,080 square feet in size. The Property is zoned Commercial Performance Standards, general mixed-use commercial Districts, CPS-2. The Property is also located within the Ocean Beach Local Historic District, and the existing structure is not classified as contributing.



Figure 1, Aerial

Applicant Proposal. The Applicant is proposing to temporarily utilize the six (6) empty storefronts for upper elementary classrooms (the “Project”). Since opening BaseCamp305 at 224 2nd Street, the Applicant has been focused on ensuring adequate space as the students continue to mature and develop. The Applicant has approvals for a new, state-of-the-art facility at 251 Washington Avenue. See Exhibit B, Final Order File No. PB22-0497. However, construction will not be complete for the 2026-2027 academic school year. Therefore, this Project will serve as a gap location for approximately twenty-four (24) students from third to fifth grade. The proposed use of the Property provides a much safer environment for children and families in the area. Additionally, it is nearby parks and public facilities such as the South Shore Community Center.

All drop-off and pick-up will occur within the Property. The existing parking lot is accessible from Jefferson Avenue and Meridian Court. The existing café is expected to remaining and is only open from 8:00 AM to 3:30 PM. The school is proposed to operate from 7:00 AM to 3:00 PM. Therefore, the operation will have no impact on the surrounding residential and commercial uses on evenings and weekends. The operational reality for this use is that many of the teachers and students live in the south of Fifth Street and Flamingo Park neighborhoods and will walk, bike, or utilize the Miami Beach Trolley. Based on experience, the local nature of the students and teachers minimizes the need for extensive drop-off and pick-up coordination. Please find

additional details provided in the Operations Plan, including in the submitted application materials.

Satisfaction of Review Criteria. The Applicant's request satisfies the general review criteria and guidelines enumerated in Section 2.5.2.2.a. of the Miami Beach Resiliency Code (the "Code") as follows:

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

The proposed school is consistent with the Comprehensive Plan. The purpose of the land use category "C-PS2" ("General mixed-use commercial") is to provide development opportunities to accommodate a range of commercial uses in addition to medium to high density residential and mixed-use development. The Project is intended to serve existing residents with a high-quality school in walking distance from their homes and workplaces.

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

A school at this site will not result in an impact that will exceed the thresholds for the level of service as set forth in the Comprehensive Plan. The proposed school will reduce traffic as many of the teachers and students live within walking and biking distance of the school. In fact, it will reduce transportation time for parents and guardians who may otherwise travel further distances to private schools outside of their neighborhood.

According to the Traffic Impact Statement prepared by Kimley-Horn and included in the application materials, the Project will generate on the weekdays twenty-five (25) A.M. peak hour trips and no new P.M. peak hour trips. Neither the existing café nor the school operate in the evenings. Additionally, the queuing analysis found that vehicle queues are expected to be accommodated within the on-site parking spaces without extending onto the public right-of-way.

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

The structure is existing and proposed to remain. The Project is consistent with Section 7.2.15.3(b) of the Code which permits institutional uses in C-PS2 districts provided that all requirements in Section 2.5.2 are met. Further, the proposed school is consistent with Land Development regulations. This Project will be in-line with the character of the neighborhood and activate vacant land. The Project exceeds the minimum required nine (9) parking spaces, with a total of fifteen (15) spaces available.

(4) The public health, safety, morals, and general welfare shall not be adversely affected.

The public health, safety, morals, and general welfare of the public will not be adversely affected by the introduction of the proposed school. A school use is less intense than an office or commercial use at the Property. The use of the property is consistent with the intent of the land use category C-PS2 and will provide a necessary temporary school for families in the neighborhood. This high-quality and well-maintained school will have a positive impact on neighborhood safety, which has occurred at 224 2nd Street.

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

Adequate off-street parking exists on the Property. The total required parking for the existing café and the proposed school is nine (9) spaces. The Project will include fifteen (15) total spaced. These additional spaces ensure adequate spaces for the café and temporary use during drop-off and pick-up.

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

The necessary safeguards will be provided for the protection of surrounding properties, persons, and neighborhood values. All drop-off and pick-up will occur within the Property. However, most teachers and students walk and bike to the proposed school. The Applicant will continue to implement all necessary tools to mitigate any potential harmful effects of this temporary school. The Applicant is proposing to strategically fence and gate portions of the parking and entrances to the classrooms, consistent with the fencing system provided at 224 2nd Street. Also, the Applicant has hired, off-duty police to ensure the highest level of security during all operating hours.

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

The C-PS2 Zoning District is designed to accommodate a range of business, commercial, office, and hotel uses. The proposed use is not surrounded by similar types of uses. The Property is a central location with a commercial space for a restaurant or retail outlet directly to the north, and a variety of commercial and retail spaces to the south. A temporary private school for children is less intensive than an office or commercial use at the property and will immediately serve the residents in close proximity.

(8) The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing, one-story retail building.

(9) Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.

Appropriate consideration is given to the safety of and friendliness to pedestrian traffic. The proposed gate on the west side of the Property will be open at all times during operation of the school and/or café. The walkability on Jefferson Avenue between 6th Street and 5th Street will remain in place.

Assembly Criteria. The Applicant's request satisfies the assembly use criteria and guidelines enumerated in Section 2.5.2.2.c. of the Code as follows:

1) Whether a proposed operations plan has been provided, including hours of operation, number of employees, and other operational characteristics pertinent to the application, and that such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.

An operations plan has been included in the application materials. It details the hours of operation for the school, as well as the number of staff and students. The operations plan also includes details regarding drop-off and pickup and security. This is

a modest, neighborhood school that will not have any adverse impacts on the adjoining and nearby properties. In fact, the adaptive reuse of the vacant storefronts minimizes the sense of blight and provides a use that will serve the families in the area.

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

Small deliveries will be received on-site within the existing parking lot. Any large deliveries will occur with the existing three (3) on-street loading spaces located on the east side of Jefferson Avenue. This is consistent with the Parking Department's freight and commercial loading zones map. Deliveries will be scheduled and only accepted outside of the school arrival and dismissal periods.

3) Whether the design of the proposed structure is permitted by the regulations in the zoning district in which the property is located, and complies with the regulations of an overlay district, if applicable.

No new structure is proposed. The existing structure on the Property is a one-story retail building, which is permitted by the underlying zoning district and historic district.

4) Whether a proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking for the use in the zoning district in which the property is located.

The Property contains an existing surface parking lot. Pursuant to the Code, nine (9) spaces are needed for the proposed uses. The Project retains fifteen (15) spaces. Additionally, the Project provides at least fifteen (15) bicycle parking spaces.

5) Whether an indoor and outdoor circulation plan for the occupants of the use has been provided that facilitates ingress and egress to the site and structure.

Indoor and outdoor circulation plan for the occupants is detailed in the operations plan for drop-off and pickup of students. The Project includes a walkway to the west of the parking spaces fronting Meridian Court to ensure students can safely access the classrooms.

6) Whether a security plan for the establishment and supporting parking facility, if any, has been provided that addresses the safety of the institution and its users and minimizes impacts on the neighborhood.

Safety protocols have been described in the operations plan included in the application materials. To note, all external access points will be secured during school hours. Vehicle drop-off and pick-up will be strictly located within the onsite parking spaces accessible from Jefferson Avenue or Meridian Court. A security gate will remain open during business hours and close during non-business hours. Only staff will have secured access to the gates and student entrances. Additionally, the school will hire an off-duty Miami Beach Police Department Officer during school hours.

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.

The Transportation Department is reviewing the traffic impact statement included with the application materials. The site is accessible from Jefferson Avenue and Meridian Court. There is a minimal impact on the surrounding roadways for the proposed twenty-four (24) students and eleven (11) teachers and staff. Most of the students, teachers, and staff live within walking or biking distance or utilize public transportation. There are no impacts that require mitigation.

8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in and around the institution, parking structures or areas, and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

The Project is not anticipated to generate noise. The school is open during regular school hours for a maximum of twenty-four (24) students. Delivery and sanitation operations are consistent with the existing operations of this structure when there were a variety of commercial tenants.

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.

The operations plan includes details regarding refuse. The Project will comply with the existing trash collection operations. Collection will take place during the City's regularly scheduled times for this property. At this time, trash collection occurs on Mondays and Thursdays and recycling collection occurs on Wednesdays. The Applicant will maintain the Property and surrounding area.

10) Whether the proximity of the proposed structure to adjacent and nearby residential uses creates adverse impacts and how such impacts are to be mitigated.

Between 6th Street and 5th Street is a variety of commercial, office, and retail uses, and just to the north of 6th Street is the South Shore Community Center. The nearby residential uses benefit from this vibrant area. The proposed school will have no adverse impacts. Activating this one-story retail, with existing parking, minimizes the sense of blight with vacancy. It will attract families and further the energetic environment.

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

There is no anticipated cumulative effect from this application. The Property contains an existing one-story retail building. The retail vacancies would impact the adjacent and nearby structures more than the proposed private school. This high-quality school will have a positive impact on neighborhood safety, as it as on Washington Avenue and 2nd Street with increased police presence.

Sea Level Rise and Resiliency Criteria. The proposed project satisfies the sea level rise and resiliency criteria in Section 7.1.2.4 of the Code are as follows:

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

No demolition is anticipated for retrofitting of the existing retail frontages. A recycling or salvage plan will be provided if demolition is needed.

(2) Windows that are proposed shall be hurricane proof windows.

No new windows are proposed.

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

Where feasible and appropriate, passive cooling systems will be provided.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.

Any proposed new landscaping will be Florida-friendly and resilient.

(5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing retail building.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.

No new construction is proposed. This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing retail building.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

No new construction is proposed. This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing retail building.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

No new construction is proposed. This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing retail building.

(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 54 in General Ordinances.

No habitable space is located below base flood elevation.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

No new construction is proposed. This application is limited in scope to Conditional Use Permit approval for a temporary school within an existing retail building.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous materials will be utilized where new pavement is proposed.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicant is proposing adaptive reuse of an existing building. The additional shading of the play area will minimize the number of unused parking spaces and therefore, the potential for heat island effects on-site.

Conclusion. Granting the requested Conditional Use Permit will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations. The proposed school use will not be injurious to the area involved or otherwise detrimental to the public welfare. Conditional Use Permit approval will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community and growing students of BaseCamp305.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments regarding the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Enclosures

cc: Emily K. Balter, Esq.



EXHIBIT A

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 05/15/2025

PROPERTY INFORMATION	
Folio	02-4203-009-5000
Property Address	515 JEFFERSON AVE MIAMI BEACH, FL 33139-0000
Owner	515 JEFFERSON LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139
Primary Zone	6503 COMMERCIAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,235 Sq.Ft
Living Area	4,235 Sq.Ft
Adjusted Area	3,935 Sq.Ft
Lot Size	17,080 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$6,832,000	\$5,738,880	\$6,832,000
Building Value	\$327,368	\$260,665	\$10,000
Extra Feature Value	\$49,864	\$42,324	\$50,906
Market Value	\$7,209,232	\$6,041,869	\$6,892,906
Assessed Value	\$5,501,648	\$5,001,499	\$4,546,818

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,707,584	\$1,040,370	\$2,346,088
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
OCEAN BEACH ADDN NO 3
PB 2-81
LOT 12 LESS S28FT & ALL OF LOTS
13 & 14 BLK 74
LOT SIZE 122.000 X 140

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,501,648	\$5,001,499	\$4,546,818
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,209,232	\$6,041,869	\$6,892,906
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,501,648	\$5,001,499	\$4,546,818
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,501,648	\$5,001,499	\$4,546,818

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/05/2024	\$8,400,000	34308-2805	Qual by exam of deed
06/01/1988	\$175,000	13715-2262	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

EXHIBIT B

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 251 Washington Avenue

FILE NO: PB22-0497, a.k.a. PB 19-0304

IN RE: An application has been filed requesting modifications to a previously issued conditional use permit for an educational institution in an RPS-3 zoning district, specifically, the applicant is requesting modifications to the previously approved temporary structure to provide a new four-story permanent structure, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

LEGAL

DESCRIPTION: Lot 14 and 15, Block 8, of the Ocean Beach Fla., according to the plat thereof, recorded in Plat Book 2, Page 38 of the public records of Miami Dade County, Florida.

MEETING DATE: June 21, 2022 ~~September 24, 2019~~

MODIFIED CONDITIONAL USE PERMIT

The applicant, BaseCamp305, Inc., filed an application with the Planning Director for a Conditional Use Permit to operate an educational institution. 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 RPS-3, Residential performance standard, medium-high density Zoning District;

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 Ordinance;

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 recommendation, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions listed below:

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PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

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1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date of the issuance of a Certificate of Use for the school and at that time, the Board shall determine if further Progress Reports are necessary.
2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. 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).
3. This Conditional Use Permit is issued to BaseCamp305, Inc. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The maximum number of children in the facility shall be limited to the lesser of the number of students authorized by this CUP (40 students), or the number of students approved by the Department of Children and Families in accordance with applicable licensing requirements. Any increase of this number shall require a modification of this Conditional Use Permit.
5. The regular hours of operation shall be as proposed by the applicant, school days from 7:00 AM to ~~3:00~~ 5:00 PM, except for school related functions and activities such as, but not limited to, teacher meetings, student orientations, art or science fairs, plays, awards ceremonies, or holiday events, which may occur outside of the regular hours of operation.
6. The rear courtyard use shall be limited to school days from 8:30 am to 5:00 pm.
7. The applicant shall be responsible to instruct the staff and the parents to not double-park or block the street, sidewalks and the driveways.
8. School staff personnel shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.
9. The rear courtyard shall incorporate noise absorption barriers on the north, south and west sides, subject to the review and approval of staff. The ceiling and walls shall include sound attenuating materials to minimize the impact of noise on the residential buildings, subject to the review and approval of staff.
10. Any business identification signs shall be submitted to staff for review and approval before installation.
11. The applicant shall address the following Transportation and Mobility requirements:
 - A. The applicant is required to submit a signed and sealed pavement, marking and signage plans signed and sealed by a registered professional engineer in the State of Florida prior to Building Permit approval. This should include the design of the egress driveway connection to the alley which should provide for sufficient sight distance and required visibility at the stop-controlled.

PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

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intersection.

- B. The applicant is required to provide a typical section of the Collins Court alley between 2nd Street and 3rd Street. The design typical section should meet the City of Miami Beach's minimum design standards for a primary driveway connection.
- C. The applicant is required to submit and maintain a detailed school arrival and drop off traffic operational plan. This should include exhibit that depicts the location of the planned on-site staff that will be positioned at the parking lot and drop off loop to ensure adequate internal traffic circulation. The traffic operational plan should note whether bus service will be provided for students.
12. The applicant shall provide an updated Operations Plan that is consistent with the revised conditions of this Conditional Use Permit, subject to the review and approval of staff.
13. 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.
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.
15. 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.
16. 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 modified certificate of use.
17. 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.
18. 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.

7/28/2022 | 4:15 PM EDT

Dated _____

DS
RM

PB22-0497, a.k.a.PB19-0304, 251 Washington Avenue

June 21, 2022

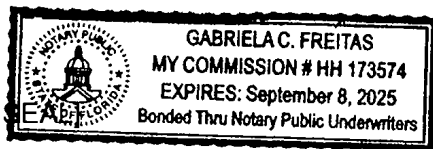
Page 4 of 4

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Rogelio Madan
BY: _____
Rogelio A. Madan, AICP
Chief of Community Planning and Sustainability
for Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20th day of July, 2022, by Rogelio A. Madan, Chief of Community Planning and Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL

Gabriela C. Freitas
Notary:
Print Name: Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: Sept. 8, 2025
Commission Number: HH173574

Approved As To Form: _____
Legal Department _____ (7/28/2022 | 3:19) PM EDT
DocuSigned by:
[Signature]
8D8CB88CCAB8460

Filed with the Clerk of the Planning Board on _____ (7/29/2022 | 9:14) AM EDT
DocuSigned by:
Jessica Gonzalez
10FC3F3E9D654A5