

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: October 16, 2025
TO: Chairperson and Members
Planning Board
FROM: Thomas R. Mooney, AICP
Planning Director
SUBJECT: PB25-0784, **120 MacArthur Causeway.**



An application has been filed requesting a conditional use permit for a Neighborhood Impact Lot, pursuant to Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

RECOMMENDATION

Approval of the conditional use permit with conditions for the marina facility and continuance of the proposal for special events to a future date.

ZONING / SITE DATA

Folio: 02-4204-000-0060
Legal Description: COMM 1580FTN & 2015FTW OF SE COR OF SEC TH S 67 DEG W 58.7FT S 31 DEG E 64.75FT S 67 DEG W ALG SLY LINE OF CAUSEWAY 117.78 FOR POB CONT S 67 DEG W 40.43FT SWLY & WLY 65.72FT S 31 DEG E 403.80FT S 25 DEG W 97.46FT N 64 DEG W 120FT S 25 DEG W 100FT S 64 DEG E 832.55FT N 31 DEG W 583.57FT S 58 DEG W 175.85FT N 32 DEG W 59.61FT N 32 DEG W 61.22FT N 31 DEG W 59.87FT N 31 DEG W 99.47FT N 32 DEG W 109.79FT N 58 DEG E 19FT NWLY 54.95FT N 31 DEG W 79.88FT TO POB, PER W/P D-23343 OR 28548-2215, of the Public Records of Miami-Dade County, Florida.

Zoning: I-1, Light industrial
Future Land Use Designation: I-1, Urban light industrial

Lot Size: 161,671 sq. ft. (1.0 maximum FAR)
Proposed FAR: 36,935 sq. ft. / 0.22 FAR
Proposed Height: ~46'-0" as measured from B.F.E. +1.06' freeboard (11.06' NGVD)

Existing Use: Marina
Proposed Use: No change

Surrounding Uses: North: Fisher Island Garage/MacArthur Causeway
East: Biscayne Bay/Coast Guard Station Miami
South: Biscayne Bay/Government Cut
West: Miami Beach Fleet Management/FPL substation

THE PROJECT

The applicant, One Island Park LLC, submitted plans entitled “One Island Park”, as prepared by BMA Architects, dated September 7, 2025. The applicant is proposing the redevelopment of the site for use as a private marina with four ancillary structures and dockage for several vessels. The applicant is also proposing host special events within the new facility, periodically throughout the year.

The Design Review Board (DRB) is scheduled to consider the project for design review approval on November 20, 2025 (DRB25-1121). Additionally, the project is required to be approved by the Miami-Dade County Biscayne Bay Shoreline Development Review Committee prior to obtaining a building permit.

In the I-1 zoning district, Conditional Use Permit approval is required for a Neighborhood Impact Lot (a development on a property with a lot area of more than 20,000 square feet).

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, 2.5.2.2:

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.
Consistent
The request is consistent with the permissible uses in the I-1 category as designated on the Future Land Use Map within the Comprehensive Plan.
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.
Consistent
The proposed use is not anticipated to degrade the Levels of Service (LOS) for the surrounding area below the thresholds that have been established.
3. Structures and uses associated with the request shall be consistent with these land development regulations.
Consistent
A development on a property with a lot area of more than 20,000 square feet is permitted as a conditional use 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. The public health, safety, morals and general welfare shall not be adversely affected.
Consistent
The proposed project is not expected to adversely affect the general welfare of nearby residents. However, staff recommends conditions be put in place to ensure that public health, safety, morals, and general welfare are not adversely affected.

5. Adequate off-street parking facilities will be provided.
Consistent
The applicant is proposing to provide all required parking on the subject site.
6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.
Consistent
Staff has included recommended conditions in the draft CUP to mitigate any adverse impacts on the surrounding neighbors.
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.
Consistent
While there are several marinas within the vicinity, the introduction of this private marina is not expected to create any adverse impacts on the surrounding neighborhood.
8. The structure and site comply with the sea level rise and resiliency review critical in Chapter 7, Article I, as applicable.
Consistent
See Compliance with the Sea Level Rise and Resiliency Review Criteria section.
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.
Consistent
Appropriate consideration has been given to the safety pedestrian traffic, and no new driveways are proposed.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 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.
Not Applicable
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Satisfied

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

Satisfied

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.

Not Applicable

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

Satisfied

To be reviewed at the time of building permit review.

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

Not Applicable

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.

Not Applicable

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

Satisfied

To be reviewed at the time of building permit review.

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

Satisfied

To be reviewed at the time of building permit review.

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

Satisfied

To be reviewed at the time of building permit review.

STAFF ANALYSIS

The applicant is proposing the redevelopment of the existing private marina which currently is approved by the City for the dockage of up to eight vessels. In the I-1 zoning district, Conditional Use Permit approval is required for a Neighborhood Impact Lot (a development on a property with a lot area of more than 20,000 square feet). The proposed marina consists of the introduction of four new ancillary structures on the site including a gatehouse, an operations building and two recreational pavilions. As indicated by the applicant, the marina is for the use of the owner and guests and will not be open to the public.

Access, parking and traffic

Access to the site is via the Terminal Island access road. Employees, guests and delivery drivers will check-in at the gatehouse and proceed along the driveway to access one of the ancillary buildings or docked vessels. Eleven parking spaces are proposed to be provided, which will be primarily used by the permanent marina staff. Additionally, the site is in close proximity to several

bus routes that service MacArthur Causeway. The applicant has submitted a traffic impact statement which has found that there is not expected to be any increase in trips from the existing marina operations. The City's Transportation & Mobility Department has reviewed the traffic impact statement and has recommended several conditions as outlined in the attached draft CUP.

Marina Operations

The applicant's operations plan outlines the general hours of operation, staffing, crew, and deliveries and sanitation. As proposed, the anticipated hours of operation are between 7:00 a.m. and 6:00 p.m. daily. The permanent staff will typically occupy the gatehouse and marina operations building, the marina pavilion is for the use of the crew during their time off and the owner's pavilion is for the exclusive use of the owner and guests. Deliveries are proposed to occur between 10:00 a.m. and 4:00 p.m. and will consist primarily of provisions for the ships. The refuse facilities are located at the gatehouse and include a refrigerated trash room for food waste. Collection is proposed a minimum of two days per week by a licensed commercial waste hauler.

Special Events

The applicant is proposing to host special events periodically throughout the year at the new facility and has indicated that up to ten (10) special events per year will occur, with up to three hundred (300) people in attendance per event. While the proposed day to day operations of the proposed marina facility are not expected to materially impact existing levels of service, a large special event, particularly during high impact periods, could significantly impact traffic at an already challenged intersection (Terminal Island and the MacArthur Causeway) and adversely impact the existing operations located on Terminal Island.

To ensure that there are no unintended consequences associated with the proposal for special events, staff recommends that this portion of the application not be approved at this time, and continued to a future date. The application did not include enough information regarding the proposal for special events and should not be part of the approval for the marina facility. To address this, staff recommends the applicant provide substantially more information regarding the proposal for special events including, but not limited to, vehicle circulation and queuing, security, shuttle services, event hours, and the number of events expected during high impact periods. All this information should be reviewed by City staff and the Planning Board prior to the inclusion of special events in the approved CUP for the property.

Summary

Overall staff is supportive of the proposed marina facility, which should have a relatively low impact on the surrounding properties, especially when compared to the previously proposed 160,000 square foot office and restaurant development, approved in 2021. To address the concerns pertaining to the special event proposal, staff recommends that this portion of the application not be approved at this time and instead continued to a future Planning Board meeting for further analysis.

STAFF RECOMMENDATION

In view of the foregoing, staff recommends the following:

1. The marina facility portion of the application be approved, subject to the conditions in the attached draft order.
2. The proposal for special events be continued to the January 6, 2026 Planning Board meeting, to address the concerns and recommendations provided herein.

MIAMI BEACH

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

TRANSPORTATION & MOBILITY DEPARTMENT
Tel: 305.673.7514

MEMORANDUM

TO: Thomas R. Mooney, AICP, Director, City of Miami Beach Planning Department

FROM: José R. González, P.E., Director, City of Miami Beach Transportation & Mobility Department

DS
JRG

DATE: October 9, 2025

SUBJECT: 120 MacArthur Causeway (One Island Park) – Traffic Impact Statement – PB25-0784/
DRB25-1121/TRN25-0045

The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Statement, submitted by the applicant as part of the Design Review Board application, for the proposed redevelopment of the existing marina at 120 MacArthur Causeway in Miami Beach, Florida. The project proposes to maintain the existing nine (9) marina berths and to implement on-site improvements, including modifications to the internal roadway system and additional ancillary structures to support the facility. Please note that the proposed site modifications are not expected to change the site's current trip generation potential during the weekday A.M. and P.M. peak hours, as the proposed structures are considered ancillary to the marina operations and will not be open to the public.

The Traffic Impact Statement associated with this project was performed in accordance with the requirements of the City of Miami Beach and the approved methodology.

Trip Generation Analysis

The results of the Trip Generation Analysis indicate that the proposed development is expected to generate one (1) net new weekday A.M. peak hour trip and two (2) net new weekday P.M. peak hour trips. Please note, this site was previously approved with a development program that included a 932-employee office building and a 100-seat restaurant that was expected to generate a maximum of 223 A.M. peak hour trips and 274 P.M. peak hour trips.

Parking Analysis

The project will provide six (6) surface-level guest parking spaces on the northwest side of the security checkpoint/gatehouse building, within private property, along Terminal Island Drive, including one (1) ADA-compliant parking space.

Entry Gate Queuing Analysis

The proposed entry gate is located approximately 180 feet from the public right-of-way and provides one (1) ingress lane and one (1) egress lane for patrons utilizing the gate. Vehicles entering the site are assumed to gain access via a security checkpoint located approximately 79 feet from the property line. Additionally, vehicles may utilize the area in front of the loading/service area to perform

a turnaround maneuver.

The proposed development is expected to result in a queue of fewer than one (1) vehicles behind the service position at the entry gate during the A.M. and P.M. peak hours. Approximately 79 feet of storage is provided for the ingress lane, including the service position, which provides sufficient space to accommodate approximately three (3) vehicles.

Maneuverability Analysis

A Maneuverability Analysis was performed for the site. The analysis was prepared using passenger car (P) design vehicles for the passenger vehicle circulation areas and guest parking spaces, single-unit truck (SU-30) vehicles for the loading vehicle circulation areas, and refuse vehicles for the trash collection areas.

The analysis determined that passenger, loading, and refuse vehicles are expected to be able to ingress, egress, and travel within the vehicle circulation areas without obstructing the right-of-way at any time.

Loading and Refuse Operations Analysis

The project's loading and refuse operations are proposed to occur within private property, in a designated loading and refuse area between the security checkpoint and the gate, utilizing two (2) 10' x 20' loading bays and a designated trash room.

Multimodal Trips

The nearest CitiBike station is located on the north side of 4 Street, east of Alton Road, approximately a 15-minute walk from the project site.

Miami-Dade County Metrobus Routes (#14, #20, #100, and #104), and the free City of Miami Beach Trolley (South Beach Loops A and B), operate in close proximity to the project site. The nearest transit stop serving the Miami-Dade County Metrobus is located on the south side of MacArthur Causeway, west of Terminal Island Drive, approximately a 2-minute walk from the project site. The nearest transit stop serving the free City of Miami Beach Trolley is located on the east side of Alton Road, south of 4 Street, approximately a 15-minute walk from the project site.

Transportation Demand Management (TDM) Strategies

Patrons of the proposed project are expected to travel to and from the project site by private vehicle, by taxi/rideshare, by public transit, by bike, and by walking. To encourage additional multimodal trips to and from the project site, the applicant shall commit to the following:

- Providing four (4) short-term bicycle parking spaces.
- Providing 16 secure long-term bicycle parking spaces.
- Providing subsidized transit passes for the permanent employees.

In addition, the site is accessible by water vessel, providing a unique alternative mode of transportation to and from the site.

Conditions of Approval

1. No parking may occur between the gatehouse gates and the edge of roadway. All parking that exceeds the six (6) allotted guest parking spaces are required to park within the interior road network.
2. A Special Events Permit will be required for private events meeting the applicable criteria per the City of Miami Beach’s Special Events Ordinance. As part of the permit, an Operational Plan must be provided to the City of Miami Beach Transportation and City of Miami Beach Parking Departments, which will include provisions for traffic management to minimize impacts to the public right-of-way.
3. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Statement dated September 15, 2025, prior to the issuance of a Building Permit.

Conclusion

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Statement dated September 15, 2025, for 120 MacArthur Causeway (One Island Park) at this time.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

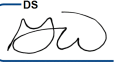
CC: Otniel Rodríguez, E.I., Assistant Director, City of Miami Beach Transportation & Mobility Department

^{DS}


Ghassan Choueiry, P.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department

^{Initial}


Grant Webster, Transportation Planner, City of Miami Beach Transportation & Mobility Department

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

MEETING DATE: November 4, 2025

PROPERTY/FOLIO: 120 MacArthur Causeway / 02-4204-000-0060

FILE NO: PB25-0784

APPLICANT: One Island Park LLC

IN RE: An application has been filed requesting a conditional use permit for a Neighborhood Impact Lot, pursuant to Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

LEGAL: COMM 1580FTN & 2015FTW OF SE COR OF SEC TH S 67 DEG W 58.7FT S 31 DEG E 64.75FT S 67 DEG W ALG SLY LINE OF CAUSEWAY 117.78 FOR POB CONT S 67 DEG W 40.43FT SWLY & WLY 65.72FT S 31 DEG E 403.80FT S 25 DEG W 97.46FT N 64 DEG W 120FT S 25 DEG W 100FT S 64 DEG E 832.55FT N 31 DEG W 583.57FT S 58 DEG W 175.85FT N 32 DEG W 59.61FT N 32 DEG W 61.22FT N 31 DEG W 59.87FT N 31 DEG W 99.47FT N 32 DEG W 109.79FT N 58 DEG E 19FT NWLY 54.95FT N 31 DEG W 79.88FT TO POB, PER W/P D-23343 OR 28548-2215, of the Public Records of Miami-Dade County, Florida.

CONDITIONAL USE PERMIT

The applicant is requesting a Conditional Use Permit for the operation of a Neighborhood Impact Establishment, including indoor entertainment, with an occupational content exceeding 199 persons. 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 I-1, Light Industrial 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 may have been 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 One Island Park LLC, as the owner and operator of the private marina. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
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, 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. Waste collection shall only occur between 10:00 a.m. and 4:00 p.m. daily.
 - B. All loading operations shall take place on-site.
 - C. 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. The trash room shall be sufficiently sized to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary.
 - D. Except as may be required for Fire, Building, or Life Safety Code purposes, no speakers or televisions of any kind shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project, unless authorized as part of a Special Event Permit.
 - E. No exterior bars or accessory outdoor bar counters shall be permitted anywhere on the premises, unless authorized as part of a Special Event Permit.
 - F. Commercial uses on the rooftop shall be prohibited.
 - G. Entertainment shall be prohibited on the premises.
 - H. Special Events and Special Event Permits shall not be permitted at anytime.
 - I. No parking may occur between the gatehouse gates and the edge of roadway. All parking that exceeds the six (6) allotted guest parking spaces are required to park within the interior road network.

- J. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Statement dated September 15, 2025, prior to the issuance of a Building Permit.
3. 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 Section 2.5.2.5 of the Resiliency Code.
4. 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.
5. 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.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
8. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
9. 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 2.5.2.5 of the Land Development Regulations (LDRs) of the City of Miami Beach, Florida, entitled "Compliance with conditions; revocation or modification".
10. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.
11. 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.

- 12. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
- 13. 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 1.3.7 of the Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators 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 permit.
- 14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this _____ day of _____, 20__.

PLANNING BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
HISTORIC PRESERVATION & ARCHITECTURE OFFICER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ())

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