

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: April 14, 2026

FROM: Thomas R. Mooney, AICP
Planning Director



For TRM

SUBJECT: HPB25-0682. **298 Lincoln Road** - An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing two-story commercial building and the substantial reconstruction of the original street façade

RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.

EXISTING STRUCTURE

298 Lincoln Road	
Local Historic District:	Flamingo Park Historic District
National Historic District:	Miami Beach Architectural District
Classification:	Noncontributing
Original Construction Date:	1947
Original Architect:	Robert M. Little

ZONING / SITE DATA

Property Address	298 Lincoln Road, Miami Beach, FL 33139
Folio Number	02-3234-019-0870
Zoning	CD-3, Commercial, High Intensity District
Future Land Use Designation	High Intensity Commercial (CD-3)
Overlays / Special Districts	Art Deco MiMo Commercial Character Overlay District; Miami Beach Architectural District (National); Flamingo Park Historic District (Local)
Lot Area	±4,000 SF (0.09 acres)
Existing Use	Vacant (former retail audio electronics)
Proposed Use	Commercial (future restaurant; interior to be white-boxed for future tenant build-out)
FAR (Maximum / Existing / Proposed)	11,000 SF (2.75) max / 8,334 SF (2.08) existing / 8,462 SF (2.12) proposed
Building Height	41'-6" (existing; no change proposed)
Number of Stories	3 (3rd floor existing to remain; no alterations proposed)
Base Flood Elevation	8.0' NGVD

The Project

The applicant has submitted plans entitled “**298 Lincoln Road,**” as prepared by **Beilinson Gomez Architects, P.A., dated February 8, 2026.**

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, as proposed, is consistent with the applicable sections of the City of Miami Beach Resiliency Code. No variances are requested as part of this application.

Parking: Pursuant to Section 5.2.2(a) of the Resiliency Code, the building qualifies for exemption from off-street parking requirements as a pre-1993 structure within the Miami Beach Architectural District. The 150 SF FAR increase requires one (1) additional parking space, which the applicant may satisfy through the City’s fee-in-lieu-of-parking program under Section 5.4.1.

Loading: Off-street loading is not required. Pursuant to Section 5.2.6 of the Resiliency Code, loading is only triggered by an FAR increase of at least 2,000 square feet. The proposed increase of 150 square feet does not meet this threshold.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed commercial use is consistent with the High Intensity Commercial (CD-3) Future Land Use designation on the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development Regulations 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:

- A. A recycling or salvage plan for partial or total demolition shall be provided.
To be satisfied as part of building permit.
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied.
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied.
- D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied.
- E. 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.

Satisfied.

- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

Satisfied.

- G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation.

Satisfied.

- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Satisfied.

- I. 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 of the City Code.

Not Applicable.

- J. In all new projects, water retention systems shall be provided.

Satisfied.

- K. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied.

- L. The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied.

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a certificate of appropriateness shall be based upon the following:

1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as may be amended from time to time.

Not Applicable.
The building is a noncontributing structure. The Secretary of Interior's Standards for Rehabilitation are not directly applicable; however, the proposed work is consistent with their general principles regarding the removal of non-character-defining additions and the reinstatement of historic features.
 - b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

Not Applicable.

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
Satisfied.

The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.

- 2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied.
 - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied.
 - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.
Satisfied.
 - d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied.
 - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses, with particular attention given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Satisfied.
 - f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided.
Satisfied.
 - g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties.

Satisfied.

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
Satisfied.
 - i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Satisfied.
 - j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridors.
Satisfied.
 - k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses.
Satisfied.
 - l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied.
 - m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Satisfied.
 - n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
Satisfied.
 - o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Satisfied.
 - p. In addition to the foregoing criteria, the requirements of chapter 104 of the General Ordinances shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communication facility.
Not Applicable.
 - q. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
Satisfied.
3. In making a determination with respect to an application for a certificate of appropriateness for the demolition of a structure, the Historic Preservation Board shall consider the following additional criteria:
- a. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.
Not Satisfied.
The existing structure is noncontributing. The design, craftsmanship, and materials can be reproduced without great difficulty or expense. This criterion weighs against any demolition determination, but is noted as the application does not involve full

demolition.

- b. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.
Not Satisfied.
The structure is classified as noncontributing within the Flamingo Park Historic District. It is not considered a distinctive example of an architectural or design style contributing to the character of the district.
- c. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design.
Not Satisfied.
The existing structure is a noncontributing building with limited historic significance.
- d. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.
Not Applicable.
The applicant is not proposing total demolition of a contributing structure, historic structure, or architecturally significant feature. Partial demolition is limited to the non-original metallic cladding, knee wall, infilled second-floor wall, and slab areas for the elevator shaft.
- e. The county unsafe structures board has ordered the demolition of a structure without option.
Not Applicable.
The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.

ANALYSIS

The applicant is requesting a Certificate of Appropriateness for façade restoration and interior renovation of the western tenant bay of the existing three-story, noncontributing commercial building located at 298 Lincoln Road. The building, constructed in 1947 by architect Robert M. Little, is located within the Flamingo Park Local Historic District and the Miami Beach Architectural District (national historic district), and is designated noncontributing.

Building Context. The subject building originally presented a uniform façade across its full width, with simple two-story retail bays flanking a central theater feature. The central bay has since been substantially altered and is now occupied by a separate commercial tenant; it is not part of this application. The eastern bay retains much of its original character, with simple stucco finish and modest fenestration consistent with the 1947 design. The western bay, the subject of this application, was subsequently clad in reflective metallic material that obscures the original façade beneath. The three bays now operate as separate commercial tenancies.



Historic photograph, 298 Lincoln Road (Carib Theater), date unknown. Source: Cinema Treasures, cinematreasures.org.

Façade Construction. The primary exterior scope of work involves removal of the non-original reflective metallic cladding to reveal the building's underlying historic façade. The proposed replacement storefront features butt-glazed glass with dark aluminum mullions, smooth painted stucco (Natural White), perforated/corrugated metal sheeting, dark vertical metal blades, and white-tint exposed concrete at the canopy. These materials are distinguishable from original historic fabric while maintaining architectural compatibility with the Lincoln Road streetscape context.

Staff recommends the following modifications to the proposed design:

1. **Kneewall.** The proposed storefront should incorporate a kneewall of approximately 10 inches in height at the first-floor glazing line, consistent with the historic pattern of Lincoln Road storefronts, which commonly featured low kneewalls as part of their original storefront composition. The current design does not include this element.
2. **Window Frame Finish.** The proposed dark aluminum mullions should be revised to anodized aluminum, which is lighter in appearance and more consistent with the character

of the historic district. The dark finish as proposed adds visual weight that is not in keeping with the building's original character or the lighter palette of the eastern bay.

3. **Glazing.** Glass should be clear, without tint, to maximize transparency and maintain pedestrian activation consistent with the Lincoln Road retail corridor.
4. **Overall Material Palette.** Staff recommends that the overall finish palette be revised toward lighter tones. The concentration of dark materials — including the metal blades and corrugated sheeting as currently rendered — risks a visual heaviness that is inconsistent with the simple, light character of the original building and the adjacent eastern bay.
5. **Perforated/Corrugated Metal Sheeting.** Staff acknowledges that the proposed perforated and corrugated metal sheeting draws on the spirit of the original corrugated stucco finish that characterized the historic façade, and finds this reference appropriate. The material should be finished in a lighter tone consistent with the revised palette recommended above.

Staff believes that the proposed work, as conditioned by the modifications recommended above, is generally consistent with the Certificate of Appropriateness criteria. The design removes non-original elements that have obscured the building's historic architecture, maintains the established massing and urban form, and is distinguishable from contributing historic structures. The recommended modifications are intended to bring the proposal into closer alignment with the character of the original building and the Lincoln Road streetscape.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be approved, including the conditions enumerated in the attached draft Order, which address the Certificate of Appropriateness criteria applicable to this project.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: April 14, 2026

PROPERTY/FOLIO: 298 Lincoln Road / 02-3234-019-0870

FILE NO: HPB25-0682

APPLICANT: AF BSP LINCOLN FUNDING LLC

IN RE: An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing two story commercial building and the substantial reconstruction of the original street façade

LEGAL: See "Exhibit A"

ORDER

The City of Miami Beach Historic Preservation Board 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:

I. Certificate of Appropriateness

- A. The subject site is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is not consistent with criteria "A" in the Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(i) of the Land Development Regulations.
 - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 - 3. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
 - 4. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', & 'c' in section 2.13.7(d)(ii)(3) of the Land Development Regulations.
- C. The project would be consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted, and, at a minimum, such drawings shall incorporate the following:

- a. The proposed storefront shall incorporate a kneewall of approximately 10 inches in height at the base of the first-floor glazing, consistent with the historic storefront pattern along Lincoln Road, in a manner to be reviewed and approved by staff.
- b. Aluminum window and storefront framing shall be finished in anodized aluminum. The proposed dark aluminum mullion finish shall not be permitted.
- c. All glazing shall be clear. Tinted or reflective glass shall not be permitted.
- d. The overall exterior material palette shall be revised toward lighter tones. The perforated/corrugated metal sheeting and vertical metal blades shall be finished in a light color/finish in a manner to be reviewed and approved by staff.
- e. Final design and details of the perforated corrugated metal, including a physical sample, shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Final details of all exterior surface finishes and materials shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.

II. General Terms and Conditions applying to 'I. Certificate of Appropriateness' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. The applicant shall comply with the electric vehicle parking requirements, pursuant to section 5.2.12 of the land development regulations, as applicable.

- E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- F. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final 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.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. 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.
- M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY 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 are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "**298 Lincoln Road**", as prepared by **BGA Architects PA**, dated **February 8th, 2026**, as approved by the Historic Preservation Board, as determined by staff.

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Michael A. Belush, Planning & Design Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He 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
Historic Preservation Board on _____ (_____)

DRAFT

EXHIBIT A

Legal Description

That part of Lots 10 and 11 of Block Fifty-Four (54) in FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida, which part is described as follows:

Beginning at a point on the Southerly Line of Lincoln Road at a distance of Seventy (70) feet West from the Northeast Corner of Lot 9 of Block 54 (the Northerly Line of Lots 9, 10 and 11 and the Southerly Line of Lincoln Road being identical), Thence run Westerly along the Southerly Line of Lincoln Road a distance of Forty (40) feet more or less, to a point distant ten (10) feet Westerly from the Northeast Corner of Lot 11; thence run southerly along the line parallel with the Easterly Line of Lot 11, One Hundred (100) feet to a point; thence run Eastwardly and parallel with the Southerly Line of Lincoln Road a distance of Forty (40) feet more or less, to a point; thence run Northwardly and parallel with the Easterly line of Lot 11 One Hundred (100) feet to a point at the place of beginning;

Together with a non-exclusive easement over that certain Five (5) foot strip of land extending from the South Line of the above described property Southwardly to the South Line of a Twenty (20) foot easement described as the South Twenty (20) feet of the North Half of Lot Four (4), Block Fifty-four (54) in FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida; the said Five (5) foot strip of land herein referred to being bounded on the West by a line which is a continuation in the Southerly direction of the West Line of the tract of land hereinabove described to a point where it intersects with the South Line of the North Half of Lot Four (4), Block Fifty-four (54) aforesaid; on the East by a line parallel to and Five (5) feet East from the said West Line as herein described; on the South by the South Line of the said North Half of Lot Four (4), Block Fifty-four (54) aforesaid and on the North by the South Line of the lands conveyed under this deed subject nevertheless to the rights of 300 Lincoln Road, Inc. to the use of said easement, as set forth and defined under lease agreement recorded in Deed Book 3495, Page 566 of the Public Records of Dade County, Florida, the grantors hereunder reserving unto themselves all rentals under said lease.

Also together with the right to use jointly with other parties claiming by, through or under the grantors, that certain easement created over the South twenty (20) feet of the North Half of Lot Four (4), Block Fifty-four (54) aforesaid, lying between the West Line of the Five (5) foot strip of land hereinabove described and the West line of Collins Avenue.

That part of Lot 9 of Block Fifty-Four (54) in FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida, which part is described as follows:

Beginning at a point on the Southerly Line of Lincoln Road the said point being the Northeast Corner of Lot Nine (9) aforesaid (the Southerly Line of Lincoln Road and the Northerly Line of Lot Nine (9) being identical); thence run Westerly along the Southerly Line of Lincoln Road, a distance of Forty (40) Feet to a point; thence run Southerly parallel with the dividing line between Lots Nine (9) and Ten (10), of Block Fifty-Four (54) aforesaid, One Hundred (100) Feet to a point; thence run Eastwardly parallel with the Southerly Line of Lincoln Road, a distance of Forty (40) feet to the East Line of Lot Nine (9), Block Fifty-four (54) aforesaid thence run Northwardly along the East Line of Lot Nine (9), of said Block Fifty-four (54) aforesaid, , One Hundred (100) Feet to the place of beginning.

That certain Five (5) foot strip of land connecting the South boundary line of the lands described in Parcel 1 with a Twenty (20) foot easement created over the South Twenty (20) feet of the North Half of Lot Four (4), Block Fifty-Four (54) in FISHER'S FIRST SUBDIVISION OF ALTON BEACH, which said easement provides a method of ingress and egress to and from Collins Avenue and the property described as Parcel 1, together with other parcels contiguous and to the west of said five foot strip of land thereto, the said Five (5) foot strip of land herein referred to being more specifically described as that certain Five (5) foot strip of land bounded on its East by a line which is a continuance of the East line of the premises herein described as Parcel 1, extended Southerly until it intersects the South line of the North Half of Lot Four (4), Block Fifty-Four (54) aforesaid; on its West by a line parallel to and Five (5) feet West of the East line herein defined; on the North by the South line of the lands described as Parcel 1 and on the South by the South line of the North Half of Lot Four (4), Block Fifty-Four (54) aforesaid; the conveyance of this parcel of land is subject, nevertheless, to all recorded easement rights over said Five (5) foot strip of land which have heretofore been given to grantees, assignees or Lessees claiming by, through or under the grantors herein named, and subject to a permanent easement over the South Twenty (20) feet of said Five (5) foot easement, as created by a declaration creating permanent easements.

Also together with the right to use jointly with other parties claiming by, through or under the grantors hereunder that portion of the South Twenty (20) feet of the North Half of Lot Four (4), Block Fifty-Four (54) aforesaid, lying between the East line of Parcel 2 as hereinabove described, and the West line of Collins Avenue, the grantors; right to the use of said Twenty (20) foot easement or right of way being vested under an agreement recorded in Deed Book 2600, at Page 459 of the Public Records of Dade County, Florida, which easement has now been made permanent.