

RESOLUTION NO. R2022-168

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND TEN NON-USE VARIANCES FOR THE CONSTRUCTION OF A 400,576 GROSS SQUARE FEET, 32-STORY, MIXED-USE DEVELOPMENT WITH 400 RESIDENTIAL UNITS, 1,825 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE AND 587 PARKING SPACES ON A 1.95-ACRE PARCEL LOCATED AT 2261 NE 164TH STREET; GRANTING A VARIANCE FROM SECTION 24-58(K)(2)b.i. TO ALLOW DECORATIVE SCREENING OF THE PARKING GARAGE FRONTING NE 164 STREET (PRIMARY FRONTAGE), IN-LIEU OF THE REQUIRED LINER BUILDING; GRANTING A VARIANCE FROM SECTION 24-58 FIGURE MU-8 TO REDUCE THE REQUIRED 15-FOOT TOWER SETBACK ON THE SOUTHEAST CORNER TO 7'-2"; GRANTING A VARIANCE FROM SECTION 24-58(J)(3)c.,iv.,1., TO REVERSE THE CONFIGURATION OF THE LANDSCAPE STRIP AND SIDEWALK AND PERMIT A SECONDARY STREET WITH THE SIDEWALK ADJACENT TO THE DRIVE LANES ON BOTH SIDES; GRANTING A VARIANCE FROM SECTION 24-93(C)(2)(a) TO ALLOW FOR HANDICAPPED PARKING SPACES TO BE EIGHTEEN (18) FEET IN LENGTH; GRANTING A VARIANCE FROM SECTION 24-58(R)(2)c. TO ALLOW FOR A MAXIMUM FLOOR-TO-FLOOR HEIGHT OF 18'-8" ON THE 7TH LEVEL; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED TEN (10) FEET SETBACK OF THE SECONDARY STREET TO A SETBACK OF ZERO (0'); GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO ALLOW FOR A SETBACK OF 125'-7" FROM THE PRIMARY STREET; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED NINETY PERCENT (90%) FRONTAGE AND ALLOW SEVENTY-SEVEN PERCENT (77%) OF FRONTAGE ALONG THE PRIMARY STREET; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED NINETY

PERCENT (90%) FRONTAGE AND ALLOW SEVENTY-ONE PERCENT (71%) OF FRONTAGE ALONG THE CANAL GREENWAY; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO INCREASE THE REQUIRED SETBACK OF FIFTEEN (15) FEET TO 80'-7" OF THE CANAL GREENWAY TYPE CG-2; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of North Miami Beach ("City") Code of Ordinances, Chapter 24, "Zoning and Land Development Code" (the "ZLDC"), Article XV, "Other Development Review Procedures," Section 24-172, "Site Plan Review" provides that site plan approval is required for new developments, any significant shift in the type of land use that involves major interior alteration, and any change in required parking or other similar impact determined to be significant by the Community Development Director; and

WHEREAS, Matthew Amster, Esq. and Jeffery Bercow, Esq., of Bercow Radell Fernandez Larkin + Tapanes Law, on behalf of BH-SG Owner LLC. (the "Applicant"), requests site plan approval and ten (10) non-use variances to construct a 32-story mixed-use development with 400 residential units, 587 parking spaces, and approximately 1,825 square feet of ground commercial space on a 1.95-acre parcel located at 2261 NE 164th Street; and

WHEREAS, Section 24-176 of the ZLDC provides that the City Commission may grant a variance based on its determination that the Applicant has demonstrated that the necessary criteria identified in the ZLDC have been satisfied; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58(K)(2)b.i., to allow decorative screening of the parking garage fronting NE 164 street (primary frontage); and

WHEREAS, the Applicant requests a non-use variance from Section Figure MU-8 to reduce the required 15-foot tower setback on the southeast corner to 7'-2"; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58(J)(3)c.,iv.,1., to reverse the configuration of the landscape strip and sidewalk and permit a secondary street with the sidewalk adjacent to the drive lanes on both sides; and

WHEREAS, the Applicant requests a non-use variance from Section 24-93(C)(2)(a) to allow for handicapped parking spaces to be eighteen (18) feet in length where twenty (20) feet is required; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58(R)(2)c., to allow for a maximum floor-to-floor height of 18'-8" on the 7th level where 14 feet is the maximum; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to reduce the required 10 feet setback of the secondary street to a setback of zero (0'); and

WHEREAS, the Applicant requests a non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to allow for a setback of 125'-7" from the primary street where 20' is the maximum; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to reduce the required ninety percent (90%) frontage and allow seventy-seven (77%) percent of frontage along the primary street; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to reduce the required ninety percent (90%) frontage and allow seventy-one (71%) percent of frontage along the canal greenway; and

WHEREAS, the Applicant requests a non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to increase the maximum required setback of fifteen (15) feet to 80'7" for the canal greenway type CG 2; and

WHEREAS, after a duly noticed public hearing held on November 28, 2022, the Planning and Zoning Board by a vote of 5 to 0, recommended approval of the site plan and non-use variances, subject to the conditions set forth and included below in Section 2; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with the law; and

WHEREAS, the Mayor and City Commission finds that the proposed Site Plan application and ten (10) non-use variances are consistent with the North Miami Beach Comprehensive Plan and are in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision. Pursuant to Section 24-172 and Section 24-176 of the Zoning and Land Development Code, the following site plan attached and incorporated by reference as Exhibit "B," which includes the ten (10) non-use variances as specified herein and in the Application for the proposed construction of a 400,576 gross square feet, 32-story, Mixed-Use Development with 400 residential units, 1,825 square feet of ground floor commercial space, and 587 parking spaces on a 1.95-acre parcel, legally described in Exhibit "A," is hereby approved, subject to the following conditions:

Project Conditions:

The conditions of approval for this site plan are binding on the Applicant, the property owners, operators, and all successors in interest.

1. Prior to issuance of the Certificate of Occupancy, the Applicant shall execute a public right-of-way dedication with the Public Works Department for the portion of the front of the property adjacent to NE 164 St for the purpose of providing the required streetscape.
2. Pursuant to ZLDC Section 24-58 (J)(3)iv.7., *overhead utilities are not permitted. Existing overhead utilities shall be relocated underground where feasible.*” If overhead utilities along NE 164th Street cannot be relocated underground, FPL shall meet with the city to explain why and provide a signed letter stating the reason.
3. Prior to issuance of the Certificate of Occupancy, the Applicant shall execute a maintenance agreement for the landscaping, paving, site lighting, and parking spaces in the public right-of-way adjacent to the property.
4. Prior to issuance of the Certificate of Occupancy, the Applicant shall execute a public access easement for the secondary street and inside the ground level of the parking garage to the north end of the building, including a minimum of five (5) designated parking spaces for public use. .
5. Prior to issuance of the Certificate of Occupancy, the Applicant shall execute a public access easement for the required open space areas at the front and rear of the property and the connecting pathway on the east side of the property.
6. Prior to issuance of the Certificate of Occupancy, the Applicant shall construct the proposed boardwalk in accordance with City design standards and subject to approval by the City, South Florida Water Management District, Miami-Dade County, and any other regulatory entity necessary.
7. Prior to issuance of the Certificate of Occupancy, the Applicant shall demonstrate adequate screening of vehicles by architectural elements on all levels of the garage facing a street or a publicly accessible open space so that no vehicles parked within the garage are visible in accordance with ZLDC Section 24-58 (K)(2)b.i.
8. Prior to issuance of the Temporary Certificate of Occupancy, the Applicant shall request signal timing changes at the NE 22nd Avenue/Dixie Highway and NE 163rd Street intersection for approval and implementation by FDOT and/or Miami-Dade County DTPW Traffic Engineering Division, as applicable, to improve the traffic operations for the southbound movement at the NE 22nd Avenue/Dixie Highway and NE 163rd Street intersection. If changes are either not needed or not allowed by Miami-Dade County and/or FDOT, the Applicant shall provide to the City written confirmation from Miami-Dade County and/or FDOT that the signal timing improvements are either not needed or cannot be provided.
9. Within a year of the issuance of the Certificate of Occupancy or when the building reaches 50% occupancy, whichever is less, the Applicant shall provide the Community

Development Director and Public Works Director, for review and approval, an updated post-construction traffic operational study with new traffic counts collected at the NE 22nd Avenue/Dixie Highway and NE 163rd Street intersection. The new traffic data will be used to analyze the traffic operations at this signalized intersection to confirm satisfactory traffic signal operations for the southbound approach based on condition no. 8 above. If not satisfactory, then the applicant shall request traffic signal changes for the southbound approach pursuant to condition no. 8 above.

10. Prior to issuance of a Master Building permit, the applicant shall provide an in-lieu payment to the City for the design and construction of the right-of-way median adjacent to NE 164th Street in accordance with ZLDC Section 24-58.1, Figure MU/TC-5, instead of constructing the median. The cost estimate shall be provided by the City to determine the amount of payment.

General conditions:

1. Prior to issuance of any Master Building Permit, the Applicant shall execute a covenant running with the land, binding upon its heirs, successors, and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida, at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney
2. Construction of the proposed project shall be in conformance with the following certified plans signed by the Community Development Director on file with the City of North Miami Beach Community Development Department Planning & Zoning Division with file number 22-27.
3. Prior to the issuance of the Master Building Permit, the Applicant shall submit a Site Management Plan and a Temporary Construction Fencing plan pursuant to Section 16-5 of the North Miami Beach Code of Ordinances.
4. All representations proffered by the Applicant's representatives as a part of the application review at the Planning and Zoning Board and City Commission public hearings.
5. Substantial modifications to the plans submitted and approved as part of the application may require the Applicant to return to the Planning and Zoning Board and Mayor and City Commission for approval. Insubstantial changes shall include proportionate reductions in residential units and parking spaces by less than 5% of the total proposed project, changes that do not alter the project by more than 5% of lot coverage, setbacks, height, density and intensity calculations so long as the proposed amendment does not cause an increase in the number of average daily trips; does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; and does not violate any condition

placed upon the site plan as originally approved. Insubstantial changes may be administratively approved by the City Manager or designee. Any de minimis amendments to the plans or site plans which cannot be resolved administratively shall be returned to the Mayor and City Commission for a formal review. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered by more than 5% lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan.

6. The Applicant shall remove all public hearing signage no later than 48 hours after the final public hearing by the City Commission for the development project.
7. No later than 90 days following the final City Commission approval, the Applicant shall enter into an agreement with the City to defend, indemnify and hold harmless (using legal counsel acceptable to the City) the City, its agents, servants, and employees, from and against any loss, cost, expense, claim, demand or cause of action of whatever kind or nature arising out of or related to any act or omission related to the variances and for which the City, its agents, servants, or employees, are alleged to be liable or charged with such expense. The Applicant shall pay all costs and expenses related to any legal defense required by the City pursuant to the foregoing.
8. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water, and Sewer Department, and Department of Regulatory and Economic Resources, the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
9. The words "Aventura", "Miami Beach," and "Sunny Isles Beach" shall not be used by the applicant immediately preceding or following the Project name. The words "Aventura", "Miami Beach" and "Sunny Isles Beach" shall not be part of the website address for the Project. References in the marketing materials to nearby communities shall be limited to descriptions of entertainment, shopping or dining locations, or other landmarks; the Applicant shall identify the Project as being in the City of North Miami Beach, Florida.
10. The Applicant shall post a sign on-site providing contact information in case of any complaint or concern during construction. The sign shall be removed upon the earlier of the City's issuance of a temporary or full Certificate of Occupancy.
11. The Applicant must join the NMBPD Trespass After Warning Program, provide the NMBPD with access to the property at all times, and a safety plan; participate in the NMBPD Rapid Response Training Program; link the alarm systems directly to the NMBPD; and keep former employee information on file after the termination of employment.

12. Prior to issuance of the Certificate of Occupancy, the Applicant shall have the registered landscape architect or arborist to certify the installed landscaping, tree removal and mitigation have been installed in accordance with the plans.
13. The Applicant, its successors, and assigns shall comply with all City ordinances applicable to development and permit approvals at the time of the approval of the Resolution, and in the event the Master Building Permit expires, all approvals and prior fees paid, shall be subject to forfeiture. This shall not be applied to the City of North Miami Beach impact fees paid, which would not be refunded but would be credited to the property for any subsequent development.
14. Prior to Master Building Permit issuance the Applicant must acknowledge on the plans that garbage containers will be brought out to open areas for servicing and will provide a floor drain and a hose bib for the trash room.
15. The Applicant shall obtain a Certificate of Occupancy and Certificate of Use from the City upon compliance with all terms and conditions. The Certificate of Use shall be subject to review upon violation of any of the conditions, in accordance with the law.
16. Upon issuance of a hurricane warning by the National Weather Service or similar agency, all removable items from pool decks, roof decks, and other outdoor spaces shall be immediately removed and secured.
17. To obtain CRA benefits, the Applicant shall satisfy the requirements of Code Section 24-58.1(O)(1) for Public Infrastructure and Streetscape, prior to the time of issuance of the Master Building Permit.
18. To obtain CRA benefits, the Applicant shall satisfy the requirements of Code Section 24-58.1(O)(2) for Public Open Space, prior to the time of issuance of the Master Building Permit.
19. To obtain CRA benefits, the Applicant shall satisfy the requirements of Code Section 24-58.1(O)(3) for Public Art, prior to the time of issuance of the Master Building Permit.

Section 3. Findings of Fact. The Mayor and City Commission make the following FINDINGS OF FACT based upon the substantial competent evidence provided:

The requested site plan meets the applicable Site Plan Review Standards provided for in Section 24-172 of the Code of Ordinances of the City of North Miami Beach. The requested site plan approval is not contrary to the public interest or detrimental to the community and is compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations.

Section 4. **Non-Use Variance from Section 24-58(K)(2)b.i** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58(K)(2)b.i. to allow decorative screening of the parking garage fronting along NE 164 street (primary frontage), maintains the basic intent and purpose of the applicable zoning, subdivision, and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design are compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 5. **Non-Use Variance from Section 24-58 Figure MU-8** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from figure Section 24-58 Figure MU-8 to reduce the required 15-foot tower setback on the southeast corner to 7'-2", maintains the basic intent and purpose of the applicable zoning, subdivision, and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design are compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 6. **Non-Use Variance from Section 24-58(J)(3)c.,iv.,1.** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58(J)(3)c.,iv.,1., to reverse the configuration of the landscape strip and sidewalk and permit a secondary street with the sidewalk adjacent to the drive lanes on both sides, maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 7. **Non-Use Variance from Section 24-93(C)(2)(a)** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-93(C)(2)(a) to allow for handicapped parking spaces to be eighteen (18) feet in length where twenty (20) feet is required, maintains the basic intent and purpose of the applicable zoning, subdivision and other

land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 8. **Non-Use Variance from Section 24-58(R)(2)(c)** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58(R)(2)(c) to allow for a floor-to-floor height of 18'-8" on the 7th level where 14 feet is the maximum, maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 9. **Non-Use Variance from Section 24-58.1(K)(2)** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to reduce the required ten (10) feet setback of the secondary street to a setback of zero (0'), maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties.

Section 10. **Non-Use Variance from Section 24-58.1(K)(2)** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to allow for a setback of 125'-7" from the primary street, maintains the basic intent and purpose of the applicable zoning, subdivision, and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties

Section 11. **Non-Use Variance from Section 24-58.1(K)(2)** The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from section 24-58.1(K)(2) Table MU/TC-4 to reduce the required ninety percent (90%) frontage and allow seventy-seven (77%) percent of frontage along the primary street, maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties

Section 12. Non-Use Variance from Section 24-58.1(K)(2) The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to reduce the required ninety percent (90%) frontage and allow seventy-one (71%) percent of frontage along the canal greenway, maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties

Section 13. Non-Use Variance from Section 24-58.1(K)(2) The Mayor and City Commission make the following FINDINGS OF FACTS from Section 24-176(B) based on the substantial competent evidence provided:

The requested non-use variance from Section 24-58.1(K)(2) Table MU/TC-4 to increase the required setback of fifteen (15) feet to 80'-7" of the Canal Greenway Type CG-2, maintains the basic intent and purpose of the applicable zoning, subdivision and other land use regulations. Moreover, the requested variance is not contrary or detrimental to the public interest because the proposed use and design is compatible with the surrounding land uses and is in keeping with the surrounding properties

Section 14. Time for Building Permit. Pursuant to Section 24-172(I) of the Code of Ordinances of the City of North Miami Beach, the site plan shall remain valid for a period of 18 months from the date of approval with a master building permit issuance required, unless extended pursuant to ZLDC Section 24-172 (I), or applicable State Law. If a master building permit is not issued prior to the expiration of the resolution, the site plan approval, including any development right entitlements and any subsequent phasing, shall be considered null and void. If a site plan expires, a new submittal shall be required with board approvals. Minor site plan modifications which do not require board approvals would still be required to adhere to the, original site plan approval expiration date. Major site plan modifications which require board approvals will receive a new 18-month period starting from the date of the modified final site plan approval. Site plan applications

received prior to the effective date of this ordinance shall adhere to the previous expiration regulations. Additionally, if at any time a building permit lapses, the site plan, including all phases thereof, shall be considered null and void.

Section 15. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 16. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 17. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

[SIGNATURE PAGE TO FOLLOW]

APPROVED AND ADOPTED by the City Commission of the City of North Miami Beach, Florida, at a regular meeting assembled this **the day of** **2023**.

ATTEST:

 ANDRISE BERNARD
 CITY CLERK

 ANTHONY F. DEFILLIPO
 MAYOR

(CITY SEAL)

APPROVED AS TO FORM &
 LANGUAGE & FOR EXECUTION

 HANS OTTINOT
 CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

	YES	NO	ABSTAIN	ABSENT
Commissioners				
Mayor Anthony DeFillipo				
Vice-Mayor Michael Joseph				
Commissioner Fortuna Smukler				
Commissioner Jay Chernoff				
Commissioner Daniel Jean				
Commissioner McKenzie Fleurimond				
Commissioner Phyllis Smith				

Exhibit "A"
LEGAL DESCRIPTION

TRACT "A" OF "WILLIAM LEHMAN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

