

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

PROPERTY: 1509 – 1515 Washington Avenue, 1500 Collins Avenue.

FILE NO. PB23-0625

IN RE: An application for a conditional use approval for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

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

MEETING DATE: January 7, 2025

CONDITIONAL USE PERMIT

The applicant, 1515 Washington Acquisition LLC, requested a Conditional Use approval for the construction of a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) that includes, an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code. 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:

The property in question is located in the CD-2, Commercial medium density District;

The use is consistent with the Comprehensive Plan for the area in which the property is located;

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;

The structures and uses associated with the request are consistent with the Land Development Regulations;

The public health, safety, morals, and general welfare will not be adversely affected;

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

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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 recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. 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 Resiliency Code Sec. 2.5.2.5.
2. This Conditional Use Permit is issued to 1515 Washington Acquisition LLC, (the applicant) and Inverama USA Corp (owner of the property). Any changes in ownership or 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt.
3. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and 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:
4. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:

A. The proposed number of seats are:

Amenities open to Hotel guests and the public:

Ground Floor Restaurant:	254 seats (170 Indoor and 84 Outdoor)
Rooftop Restaurant:	166 seats (16 Indoor and 150 Outdoor)
Bar/Pool Deck:	18 seats (10 Indoor and 8 Outdoor)
Lobby lounge and amenities:	119 seats (including outdoor lounge, and café bar)

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom	149 seats (128 Indoor and 21 Outdoor)
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B. The maximum occupant content pursuant to this CUP shall be:

Amenities open to Hotel guests and the public:

Ground Floor Restaurant:	599 persons (388 Indoor and 211 Outdoor)
Rooftop Restaurant:	184 persons (94 Indoor and 90 Outdoor)
Bar/Pool Deck:	82 persons
Lobby lounge and amenities:	236 persons (including outdoor lounge and café bar)

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom	373 persons (314 Indoor and 59 Outdoor)
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or any lesser such occupant content as determined by the City's Fire Marshal.

- C. The hours of operations shall be limited as follows:

Hours of operation for Hotel guests and the public:

Ground Floor Restaurant (fronting Washington Ave):
7:00 AM until 2:00 AM (Indoors and Outdoors)

Ground Floor Café (fronting Collins Ave):
6:30 AM until 8:00 PM (Indoors and Outdoors)

Rooftop Restaurant:
Sunday - Wednesday 12:00 PM until 12:00 AM (Indoors and Outdoors)
Thursday – Saturday 12:00 PM until 2:00 AM (Indoors and Outdoors)

Pool Bar and Terrace:
12:00 PM until 2:00 AM (Indoors)
12:00 PM until 12:00 AM (Outdoors)

Hours of operation for Hotel guests and their invitees:

Rooftop Restaurant:
Sunday-Wednesday 7:00 AM until 12:00 AM (Indoor and Outdoor)
Thursday-Saturday 7:00 AM until 2:00 AM (Indoor and Outdoor)

Pool Deck: 8:00 AM until 8:00 PM

Lobby lounge and amenities: 7:00 AM until 2:00 AM (including outdoor lounge and café bar)

Haddon Hall Ballroom 7:00 AM until 2:00 AM

These hours shall not supersede any future amendments to the City Code, pertaining to hours of sale/operation for alcoholic beverage and/or entertainment establishments.

- D. Entertainment, as defined in City Resiliency Code Section 1.2.2.9, shall be prohibited in all indoor and outdoor areas. Recorded background music, played at a level that does not interfere with normal conversation, may be permitted within the interior of the buildings.
- E. Outdoor speakers shall be prohibited on the property, except those required for life safety purposes.
- F. After normal operating hours, the establishments shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between the establishment's closing time and 7:00 AM.
- G. No activation of the Campton Apartments courtyard shall be permitted.
5. The following shall apply to the operation of the entire project:
- A. Deliveries and waste collections may occur between 9:00 AM and 5:00 PM each day. The hotel operator shall have a dockmaster present on-site to coordinate all loading and deliveries.

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- B. The trash room shall be large enough to accommodate sufficient trash capacity in order to minimize refuse pickups to a maximum of one pick up per day. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
 - C. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - D. The property and adjacent rights-of-way be maintained clean and free from debris.
 - E. Televisions and projectors shall not be located anywhere in the exterior areas of the property.
 - F. No patrons shall be allowed to queue on public rights-of-way.
 - G. Establishments with outdoor cafes or sidewalk café permits shall only serve alcoholic beverages at sidewalk cafes during hours when food is served in the restaurant.
 - H. Public access use of the rooftop Restaurant shall be limited to the following times:
Indoors and Outdoors:
Sunday-Wednesday 12:00 PM until 12:00 AM
Thursday- Saturday 12:00 PM until 2:00 AM
 - I. No dancehall shall be permitted on the site.
 - J. Special event permits shall be prohibited.
6. Landscaping shall be required within planters on the ground floor along Washington Avenue, as shown in the renderings submitted as part of the Planning Board application, in a manner to be reviewed and approved by staff.
 7. The size of hotel rooms shall not be substantially reduced in size from those shown in the Planning Board application, subject to the review and approval of staff.
 8. A progress report shall be scheduled before the Planning Board 90 days after obtaining a business tax receipt (BTR). The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
 9. The Planning Board shall retain the right to call the owner or operator back before the Board and make modifications to this Conditional Use Permit should there be valid complaints, as determined by Code Compliance, about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use

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Permit.

10. 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.
11. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
12. The applicant shall address the following Transportation, Mobility, Concurrency, Delivery, and Parking requirements:
 - A. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
 - B. 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 Analysis, prior to the issuance of a building permit.
 - C. Due to the increased number of trips to and from the site as the result of the updated proposal, the City of Miami Beach Transportation & Mobility Department shall require the applicant to incorporate additional TDM strategies as part of the 1509 Washington Avenue project to encourage alternative modes of transportation to and from the subject site, namely:
 - i. The applicant shall offer five (5) free transit passes to hotel and restaurant employees.
 - ii. The applicant shall offer five (5) free valet passes to carpool riders of the hotel/restaurant employees.
 - iii. The applicant shall explore space for additional short and long-term bicycle racks on the property. The goal would be a minimum of 100 bicycle racks, if space allows.
 - iv. The applicant shall identify and propose potential pedestrian access improvements.
 - v. The applicant shall establish designated carpool pick-up and drop-off zones with Uber and Lyft for each property, to minimize obstructions to travel lanes and simplify the use of rideshare at the project site.
 - vi. The applicant shall designate a TDM Coordinator who will communicate with the City of Miami Beach Transportation & Mobility Department regarding the implementation of the approved TDM strategies. The applicant shall provide a name, phone number, and email to the Transportation & Mobility Department.
 - vii. The applicant shall provide Miami-Dade County Transit and Miami Beach Trolley information within the site, including route schedules and maps (Trolley maps are



available free-of-charge from the City of Miami Beach Transportation & Mobility Department).

- viii. The applicant shall integrate Citi Bike bikeshare information and nearest station locations into communication materials for visitors and residents
- D. The applicant shall commit to finalizing all coordination efforts with the City to finalize the deliveries, loading, and solid waste operations plans prior to the issuance of the City's building permit. This item may require additional reviews by the City for the proposed maneuverability exhibits of the same.
- E. The applicant shall maintain queue length for at least three (3) vehicles within the circular driveway at 1500 Collins Avenue, and maintain a minimum number of valet runners, estimated at (9), during peak times to ensure queueing does not extend into the public right-of-way. All valet operations for the project site are to remain on private property, and additional valet runners may be needed during special events to ensure operations remain on private property.
- F. The applicant shall coordinate with the Florida Department of Transportation (FDOT), Miami Dade County, and the City of Miami Beach to propose signal timing optimization as-needed at Washington Avenue and 16 Street, and Collins Avenue and 16 Street, prior to the issuance of the building permit. This can be accomplished by engaging a Florida-registered Traffic Engineer to prepare optimized signal timing plans for all affected intersections.
- G. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Valet Operational Plan, including the location of the valet garage per Section 18-342(b)(2) of the City Code, prior to the issuance of a building permit.
- 13. The development shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.
- 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 Building permit.
- 15. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
- 16. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
- 17. 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, Code of the City of Miami Beach, Florida.
- 18. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

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19. 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.
20. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
21. 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 Chapter 1, Article III, Section 1.3.8 of said Miami Beach Resiliency 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.
22. 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.
23. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.
24. There shall be a recorded covenant in lieu of a unity of title for all the properties prior to the applicant obtaining a building permit.

Dated 4/14/2025 | 10:04 AM EDT

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



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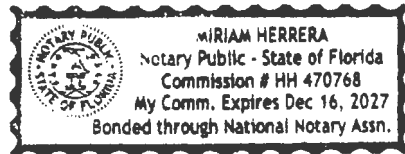
Michael Belush, AICP
Planning and Design Officer
for the Chairman



STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16 day of April, 2025, by Michael Belush, Planning and Design Officer for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Miriam Herrera
 Notary:
 Print Name: *Miriam Herrera*
 Notary Public, State of Florida
 My Commission Expires: *12-16-27*
 Commission Number: *HH470768*

Approved As To Form:
 Legal Department

DocuSigned by:

Nick Kelley

(4/11/2025 | 3:43 PM) EDT

Filed with the Clerk of the
 Planning Board on

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DocuSigned by:

Jessica Freking

(4/14/2025 | 10:08 AM) EDT

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EXHIBIT "A"

1500 Collins Avenue

PARCEL 1:

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS A VENUE D, DESCRIBED AS FOLLOWS: BEGAN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.88 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 77.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 15 5 .21 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57, THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04° 05' 08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94° 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARADASH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

AND

PARCEL 3.

LOTS 3, 4, AND 5, IN BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:

ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS A VENUE "D", ALL OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90°00' 00" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 07°00' 00" E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON A VENUE, FORMERLY KNOWN AS MIAMI A VENUE; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 00°30' 00" E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FOR 143.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, BLOCK 57; THENCE N 90°06' 00" E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 19, FOR 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE S 00°00' 00" W, ALONG THE EASTERLY LINE OF SAID SOUTH 1/2 OF LOT 19 AND THE EASTERLY LINE OF LOT 20, FOR 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINES BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE LOT 1, OF SAID BLOCK 57; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE "D", FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09°34' 00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

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1509 Washington Avenue

The West 100 feet of Lot 20 and the West 100 feet of the South 1/2 of Lot 19, in Block 57, and the closed portion of 15th Street lying North of Lots 4 and 5 in Block 76, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida.

1515 Washington Avenue

LOT 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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