

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER HPB19-0345		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 927 Lincoln Road			
FOLIO NUMBER(S) 02-3234-018-0020			
Property Owner Information			
PROPERTY OWNER NAME The Sterling Building Inc.			
ADDRESS 927 Lincoln Road #214		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE 305-469-5800	CELL PHONE	EMAIL ADDRESS sammysterling927@aol.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as owner			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Mixed use development			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		46278	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		46278	SQ. FT.
Party responsible for project design			
NAME Kobi Karp		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2915 Biscayne Blvd., Suite 200		CITY Miami	STATE FL ZIPCODE 33137
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Mickey Marrero, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

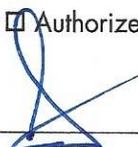
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE
 Sam Herzberg

PRINT NAME
 8/27/19

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, Sam Herzberg, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of The Sterling Building Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

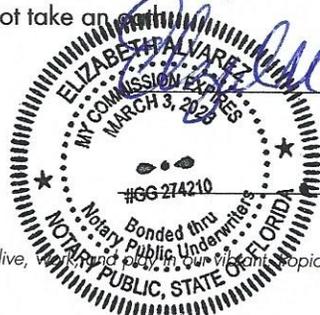
SIGNATURE

Sworn to and subscribed before me this August day of 2019. The foregoing instrument was acknowledged before me by Sam Herzberg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____



PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

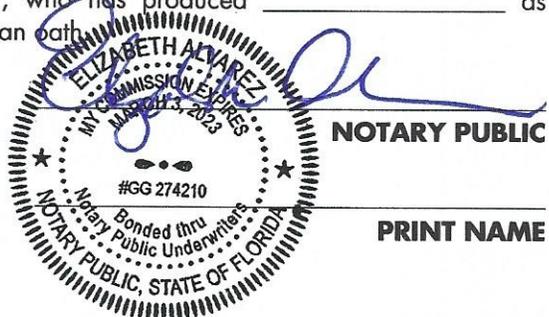
I, Sam Herzberg, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Mickey Marrero, Esq. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Sam Herzberg - President.
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 28 day of August, 20 19. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

The Sterling Building Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Mickey Marrero, Esq.</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>305-374-5300</u>
<u>Kobi Karp</u>	<u>2915 Biscayne Blvd., Suite 200</u>	<u>305-573-1818</u>
_____	_____	_____

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Sam Herzberg, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 28 day of August, 2019. The foregoing instrument was acknowledged before me by Sam Herzberg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____

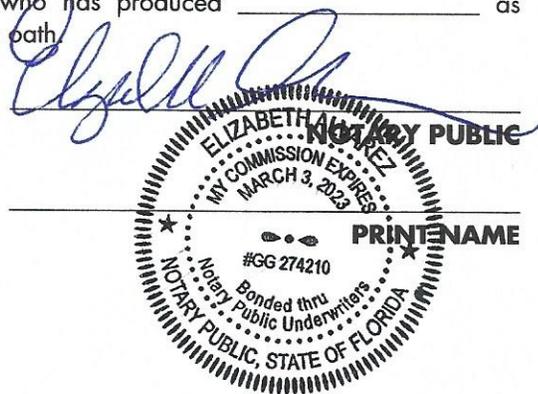


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

Lots 2, 3, 4, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

AND

PARCEL 2:

Lots 5 and 6, Block 37, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of MIAMI-DADE County, Florida.

EXHIBIT B

The Sterling Building, Inc.

927 Lincoln Road, #214

Miami Beach, FL 33139

- Sam Herzberg (100%)
927 Lincoln Road, #214
Miami Beach, FL 33139



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@BRZoningLaw.com

VIA HAND DELIVERY

November 12, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB19-0345 - COA Approval for the Sterling Building - 927 Lincoln Road, Miami Beach, Florida

Dear Tom:

This firm represents The Sterling Building, Inc. (the "Applicant"), the applicant and owner of the property located at 927 Lincoln Road ("Property"). The Applicant is seeks a Certificate of Appropriateness and setback variance for a renovation and addition to the existing historic structures that will accommodate a new hotel with 145 rooms. This letter serves as the required letter of intent in connection with the application.

Description of the Property. The Property is located mid-block on the north side of Lincoln Road between Michigan and Jefferson Avenues. The Property is located in and surrounded by the CD-3 zoning district. Also, it is in the Flamingo Park Local Historic District. The Property is composed of multiple buildings and an open courtyard, which were built between 1928 and 1955. The subject buildings are classified as 'Contributing' within the Flamingo Park Local Historic District.

Proposed Development Program. The Applicant is proposing a renovation and addition to the existing historic structures that will accommodate a new hotel with 145 rooms. The renovation will consist of the demolition of the northwest building located along North Lincoln Lane and partial internal demolition to the existing structures to accommodate redevelopment on the site that will retain the existing contributing structures along Lincoln Road. The new construction will result in a seven (7) story building with a rooftop pool deck. The proposed development will result in 52,691 square feet of new construction and a total building area of 91,911 square feet.

The development will include the maintenance and renovation of the existing structures fronting on Lincoln Road, along with the renovation and expansion of the existing internal courtyard located on the Property. The ground level will remain retail with hotel lobby located on the northern portion of the Property with primary access via North Lincoln Lane.

The Applicant proposed two off-street loading spaces at the rear of the Property on Lincoln Road. Additional loading to accommodate the proposed hotel development will utilize on-street loading pursuant to approval by the parking department and waiver by the Historic Preservation Board as provided in Section 130-101(D). There is a commercial loading zone on Michigan Avenue just east of the Property, which will also be used for loading.

Code Amendment. On October 16, 2019, Miami Beach adopted a code amendment that makes the Proposed Development possible (the "Code Amendment"). The Code Amendment consists of the following:

- Reductions in the off-street parking requirements;
- A reduction in the minimum hotel unit sizes from 335 square feet to 200 square feet;
- The allowance for a multistory rooftop addition;
- An increase in maximum permitted height from 50 feet to 75 feet.

Requests. The Applicant requests a Certificate of Appropriateness and setback variances for the side interior setback and rear setback to accommodate the new construction on the portion of the Property that is not fronting Lincoln Road. The Proposed Development provides for a side interior setback of 0 feet for the new construction where 20 feet is required and a rear setback abutting alley of 0 feet where 15 feet is required. Additionally, the Applicant requests approval by the Historic Preservation Board of a waiver of the line-of-sight requirements pursuant to Section 142-1161(d)(2) of the Code.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all hardship criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The setback variances are a result of the need to accommodate the existing historic structures on the Property. The only viable location for the new construction on the

Property is the northwest portion of the site where there is currently a 1-story commercial building that is largely screened from visibility along Lincoln Road. The proposed development includes the demolition of this structure in order to develop the new 7-story hotel. The existing structure has nonconforming setbacks, and as such, the new proposed structure simply serves to replace this structure to accommodate the new hotel. Due to the presence of existing historic structures on the Property, the new development cannot be built to the required setback parameters.

- (2) The special conditions and circumstances do not result from the action of the applicant;**

The Applicant is in line with the initiatives of the City in bringing needed hotel use to serve the need that is being created as a result of the new Convention Center. The proposed Miami Beach Convention Center Hotel is not sufficient to service all of the activity generated from the new Convention Center. The Applicant needs to account for the preservation and renovation of the historic structures on the site while still providing the needed new use and activity to the area.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The variances will only allow for development on the site that will complement the existing historic structures and be in line with that which is intended for the area as a result of the Code Amendment. Due to having historic structures on the site, the only location for the new development is in the northwest portion of the Property. As such, approval of the requested variance is needed to allow the Applicant to develop in line with the Code Amendment. All other property owners in the area that is subject to the Code Amendment have the same opportunity to develop within its parameters.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The City of Miami Beach has adopted the Code Amendment to generate and incentivize new development in the area, especially when in line with historic preservation and renovation. However, due to the fact that the existing structure being replaced has nonconforming setbacks and that the

location of the proposed development is the only viable location on the site to curb any effect on historic structures, the variances are needed.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

The setback variances requires are the minimum that will make possible the reasonable redevelopment on the Property. The proposed development will be taking up the same footprint as the current structure present on this portion of the Property and needs to be located as such in order to not impact the surrounding historic structures.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The granting of the setback variances will be in harmony with the general intent and purpose of the Code, as it is being requested as a direct response to the Code Amendment and an effort to preserve, renovate, and complement existing historic structures. The granting of the setback variances will not be injurious to the area or the public welfare, but rather will facilitate the furtherance of desired urban planning initiatives and help revitalize the area.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board of adjustment voting on the applicant's request.**

This variances requested are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. The proposed development faces a practical difficulty in aiming to provide the needed new use and activity to the area while ensuring the preservation and renovation of the existing historic structures on the site. The proposed development complements the existing historic structures and is in line with what is intended for the area as a result of the updated to the Code. Due to prioritizing the preservation of the historic structures on site, the only location for the new development is in the northwest portion of the Property. The proposed new development will maintain the same setback parameters as are present on the Property today. The existing layout of the Property with historic structures creates a dynamic where a variance from

the rear and side interior setbacks is necessary. As such, the Applicant's proposal satisfies the intent and purpose of the Code to provide the desired new uses and activity to the Lincoln Road corridor, while beautifying and preserving the existing historic character.

Line-of-Sight Waiver. The Applicant requests a waiver to modify the line-of-sight standards to accommodate the new proposed development. The waiver request satisfies the criteria laid out in Section 142-1161(d)(2), as follows:

- i. The addition enhances the architectural contextual balance of the surrounding area;**

The proposed addition is a direct result of the City's initiative to introduce greater height, density, and mix of uses to the Lincoln Road Corridor through the Code Amendment. The Code Amendment encourages new uses and greater height in the area to enhance the activity and architectural aesthetics of the Lincoln Road Corridor. The proposed addition is in line with the parameters of the height and rooftop addition regulations introduced through the Code Amendment.

- ii. The addition is appropriate to the scale and architecture of the existing building;**

The addition is in line with the planned scale anticipated for the Lincoln Road Corridor through the Code Amendment. The location of the addition is pushed towards the rear of the Property to be setback from Lincoln Road and not be in conflict with the existing buildings fronting Lincoln Road. As such, the proposed addition serves to complement the scale and architecture of the existing structures, particularly as it pertains to the pedestrian experience and view from Lincoln Road.

- iii. The addition maintains the architectural character of the existing building in an appropriate manner; and**

The proposed addition maintains the architectural character of the existing building and makes good use of the property assemblage to have the addition serve as a gradual increase setback from the main frontage and thus continue to highlight the historic architecture along Lincoln Road.

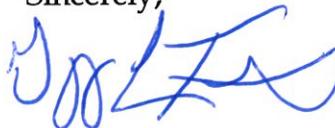
- iv. The addition minimizes the impact of existing mechanical equipment or other rooftop elements.**

Mr. Thomas Mooney
November 12, 2019
Page 6

The proposed addition serves to minimize the impact of existing mechanical equipment and other rooftop elements by being setback from the front of the assemblage and elevated to not be visible to pedestrians, while providing sufficient screening.

Conclusion. These variances are the minimum required to permit the restoration and redevelopment of the historic Sterling Building on Lincoln Road. If you have any questions or comments, please call me at 305-377-6238.

Sincerely,



for

Michael J. Marrero



ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 11-12-2019
TO: City of Miami Beach
RE: HPB19-0345 – Final Submittal Narrative
927 Lincoln Rd., Miami Beach, FL 33139

In reference to Plan Corrections Report (HPB19-0345) received on 11/01/2019:

4. HPB Plan Review

Comments issued: November 1, 2019

a. Several of the responses in the narrative are not comprehensible.

a. The narrative has been revised as requested.

b. A waiver for the line of sight for the rooftop addition must be requested.

b. Please see LOI for waiver request.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Historic Resources Report

i. Provide an Historic Resources Report for the Mead Building

ii. Provide microfilm drawings for the rear patio building #3096 and the Nellenbogen modernization #15788

iii. Page 2, the statement says that the Allan Shulman conclusions have been provided in their entirety, but they have not been. Two

paragraphs are missing. Also, says Raleigh Hotel HRR.

iv. Page 16, second bullet point refers to Dixon

v. Page 17, another reference to Dixon

vi. Page 19, incomplete sentences, Nellenbogen misspelled twice

a. Please see revised Historic Resources Report that has been included.

b. Provide preliminary engineering analysis of the building. Staff has observed evidence of water intrusion in to the storefronts and cracking of the stone cladding.

b. Preliminary engineering analysis has been provided with the final HPB submittal.

c. Provide a preliminary signage plan for the building, staff recommends signage consistent with the historical photos (neon signs in front of the glass block). Indicate the location(s) of hotel signage.

c. See Sheet A6.05: Preliminary signage plan has been included.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends full restoration of the Sterling Building.

a. Restoration of the Sterling Building will be done to the greatest extent practicable given the new complementary development and uses on the site.

-Existing window and door systems will be brought into compliance with today's codes



ARCHITECTURE INTERIOR DESIGN PLANNING

- Exterior surfaces will be cleaned/repainted/replaced as necessary throughout the construction process
- Original Sterling Building signage at the top marquee is proposed to be brought back.

b. Staff recommends restoration of the original Sterling Building signage.

b. Original Sterling Building signage will be restored as Staff recommendation. See renderings.

c. Staff recommends restoration of the second level planters.

c. Planters will be restored, see renderings and landscape plans.

d. Staff recommends a continuous 5' sidewalk along the alley

d. As currently the continuous 5' sidewalk would be interrupted by the neighboring building on Michigan Avenue, the sidewalk stops in correspondence to the new proposed lobby and thoroughfare connection to Lincoln Road. The project is proposing a crosswalk across Lincoln Lane to the continuous sidewalk on the other side.

e. Staff recommends that the power lines be undergrounding in the alley for the entire block.

e. Agreed, and the applicant will look to do so as the project moves forward.

f. Staff recommends that solid displays in the east facing windows of Victoria's Secret be removed and that the windows allow substantial transparency into the store. EXPLAIN WHAT IS MEANT BY SENSITIVE MATERIAL AS NOTED IN RESPONSE.

f. Agreed, and every effort will be made to do so keeping in mind privacy needed for back of house spaces and changing room spaces.

g. Staff recommends that the applicant explore the possible reintroduction of courtyard facades of the rear 1929 patio building (see microfilm #3096). Staff has preliminary reviewed this possibility and believes it can be achieved relatively easily with minor modifications to the ground level plan of the new addition.

g. The applicant has proposed in addition replicating the original Mediterranean style architecture, to pay tribute the memory of the original architecture with clay trellises that connect to the remains of the original clay barrel roof perimeter and empathize the space of the original courtyard.

h. Staff recommends that balconies and windows be introduced on the east side of the addition as this is one site.

h. Corner windows have been introduced and windows have been added in the corridor to articulate the East façade of the addition.

i. Staff recommends relocating the east stair tower toward the north.

i. Relocation of the stair has been evaluated but is not considered feasible due to the required size of hotel bays of the addition, and working with required egress routes.

j. Staff recommends that the rooftop railings be located out of the Lincoln Road line-of-sight.

J. Rooftop railings have been moved back. See plan A1.07.



ARCHITECTURE INTERIOR DESIGN PLANNING

HPB Zoning Review

Comments: Comments issued on November 1.

1. Unless the Development Regulations for hotels on Lincoln Road ordinance amendment is adopted before the meeting day, the project shall comply with the maximum height of 50'-0" and comply with the parking requirements.

1. Acknowledged.

2. Revise letter of intent to indicate satisfaction of the practical difficulties criteria for all variances requested.

2. See LOI.

3. Provide calculations and indicate on floor plan minimum of 5% of the total area dedicated to amenity space.

3. See hatched areas and calculations in sheets A0.03 and A0.04.

4. Provide rear setback proposed. Minimum required is 5'-0". Project requires a variance.

4. Agreed, see variance diagram sheet A0.12.

5. Survey shall indicate lot area. Previously comment not addressed.

5. Survey has been updated as requested.

6. Provide expected solution for power lines along the alley on N Lincoln Lane, as part of the Public Works improvements.

6. Applicant expect the power lines to be buried as the project progresses.

7. The area of the public benefit space at the ground level shall be minimum 500 sf. The area as dimensioned does not comply.

7. Area has been enlarged to be 500 sf.

8. Revise FAR drawings and calculations. The chief of zoning, Michael Belush has determined that the covered corridor at the ground level with access to the rear counts in FAR. Covered service corridor next to loading counts in FAR. These areas are not considered breezeways.

8. Agreed, FAR drawings and calculations have been revised accordingly.

9. Open air storage is not an allowable height exception and shall be removed from the roof.

9. Agreed, open air storage has been removed from the roof.

10. Identify if there is other trash room area apart from the new area proposed. Not provided.

10. A trash room area is present in the Mead Building, see sheet A0.03.

11. Loading shall be enclosed and minimally visible from N Lincoln Lane.

11. The loading docks have been placed perpendicular to the street and recessed from the street as much as possible in order to minimize impact on Lincoln Lane. The necessity on one side to preserve the existing buildings and on the other side to accommodate the new functions, does not make viable a different solution.



ARCHITECTURE INTERIOR DESIGN PLANNING

Comments issued on September 27.

1. The application is incomplete for the December HPB agenda. Resubmit for January 2020 first submittal deadline.
1. Provide a narrative responding to staff comments.

1. Provided.

2. Clarify if the second floor of the building fronting Lincoln Road requires a change of use from commercial to hotel use.

2. Confirmed, second floor of Stirling Building requires a change of use to Hotel.

3. Conditioned to approval of the proposed amendments to the Code noted in the letter of intent, the project requires the following variances:

- 1) A variance to reduce the required pedestal interior side setback of 20'-0" to 0'-0"
- 2) A variance to reduce the required tower interior side setback of 22'-3" to 0'-0".
- 3) A variance to reduce the required pedestal rear setback of 15'-0" to 0'-0".
- 4) A variance to reduce the required tower rear setback of 22'-6" to 0'-0".

3. Confirmed, Refer to LOI and variance diagram sheet A0.12

4. Revise letter of intent to indicate satisfaction of the practical difficulties criteria for all variances requested.

4. Confirmed, Refer to LOI

5. Revise cover sheet to indicate 144 hotel units.

5. Revised.

6. Survey shall indicate lot area.

6. Survey has been revised to accomplish.

7. Staff recommends that the loading and service area be more internal to the site and the sidewalk be continued along the property.

7. The loading docks have been placed perpendicular to the street and recessed from the street as much as possible in order to minimize impact on Lincoln Lane. The necessity on one side to preserve the existing buildings and on the other side to accommodate the new functions, does not make viable a different solution.

8. Loading for the hotel units is required unless waived by the HPB provided that a detailed plan delineating on-street loading is approved by the parking department.

8. Loading for hotel units is provided on-site in the drop-off area .

9. Loading shall be enclosed and minimally visible from N Lincoln Lane.

9. The loading docks have been placed perpendicular to the street and recessed from the street as much as possible in order to minimize impact on Lincoln Lane.



ARCHITECTURE INTERIOR DESIGN PLANNING

10. Size of loading spaces shall match the size of the trucks expected to park in the spaces. Provide information of the largest truck that will use the loading spaces.

10. For normal operations both retail than hotel will be serviced with maximum 20' long by 8' wide trucks.

11. Enlarge FAR drawings to be one plan per page, indicate line of the floor below and line of the floor above for all floors containing hotel units.

11. Sheets A0.03 to A0.10 shows enlarged area calculation.

12. Revise FAR drawings and calculations. Corridor at the ground level with access to the rear counts in FAR. Service corridor next to loading counts in FAR.

12. Agreed. FAR drawings and calculations have been revised accordingly.

13. Identify if there is other trash room area apart from the new area proposed.

13. A trash room area is present in the Mead Building, see sheet A0.03.

14. Clearly identify all uses in all floor plans showing the entire property.

14. Uses have been identified in floor plans.

15. Floor plan of level 6 is missing.

15. Floor plan of level 6 has been represented together with plan of level 3 on sheet A3.03 as both are identical.

16. All floor plans shall be dimensioned. Insufficient to review.

16. Floor plans sheets A3.00 to A3.06 have been dimensioned.

17. Provide details of the 'suspended corridor' at the second floor. This covered area counts in FAR.

17. Detail of egress corridor over the existing retail is shown in drawing A4.07.

18. Indicate on section drawings that the ground floor complies with 12'-0" to underneath of the floor slab, so the building height is measured from BFE+1'-0".

18. Distance from Design Flood Elevation to bottom of 2nd level slab has been dimensioned in sections and elevations.

19. Provide a roof plan showing all structures at the roof level.

19. Enlarged roof plan is showed on sheet A6.02.

20. The area of the pool deck cannot exceed 3'-0" above the main roof and cannot exceed 50% of the area of the floor below (includes elevator vestibules and all areas that are accessible. Revise plans to provide a diagram showing compliance.

20. Sheet A0.12 "Pool-deck Area Diagram" show compliance to the code.

21. Planters cannot exceed 3'-0" above the main roof line. Provide a section detail showing compliance.

21. Section of roof planters is shown on sheet A6-03.



ARCHITECTURE INTERIOR DESIGN PLANNING

22. Provide an enlarged elevation and section drawings of the roof. Indicate height of all elements.

22. Enlarged roof elevation and section are showed on sheets A6.02 -A6.03.

23. Ghost elevations are insufficient for review. Provide architectural elevation with appropriate line weight.

23. Line weights have been revised to conform to architectural standards.

24. Building height shall be measured from BFE+1'=9.0' NGVD. Indicate building height on elevations and section drawings.

24. Measurement of building height has been adjusted.

HPB Plan Review

Comments issued: September 27, 2019

1. APPLICATION

a. Because the Planning Board application must be heard prior to HPB review, this application cannot be placed on the December

HPB agenda. Provide revised plans at the January First Submittal Deadline (October 21) which will allow staff time to review the revised plans and issue any additional comments.

b. A waiver for the line of sight for the rooftop addition must be requested.

b. Acknowledged

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Historic Resources Report

i. Provide an Historic Resources Report for the Mead Building

ii. Provide microfilm drawings for the rear patio building #3096 and the Nellenbogen modernization #15788

iii. Page 2, the statement says that the Allan Shulman conclusions have been provided in their entirety, but the have not been. Two

paragraphs are missing. Also, says Raleigh Hotel HRR.

iv. Page 16, second bullet point refers to Dixon

v. Page 17, another reference to Dixon

vi. Page 19, incomplete sentences, Nellenbogen misspelled twice

a. Historic Resources Report has been revised for the final HPB submittal. Historic Resources Report for the Mead Building has been added.

b. Provide context elevations

b. Provided in sheets A1.11 and A1.12

c. Provide enlarged elevation drawings

c. Provided in sheets A4.10 to A4.14

d. Provide preliminary engineering analysis of the building. Staff has observed evidence of water intrusion in to the storefronts and cracking of the stone cladding.

d. Preliminary engineering analysis has been provided with the final HPB submittal.

e. Provide courtyard elevations

e. Provided



ARCHITECTURE INTERIOR DESIGN PLANNING

f. Provide detailed west elevation of the books and books building inside and outside the lobby

f. Provided in sheet A6.04

g. Provide details of the proposed canopy, staff recommends traditional pipe and canvas awnings.

g. Provided in sheet A6.01

h. Provide a signage plan for the building, staff recommends signage consistent with the historical photos (neon signs in front of the glass block). Indicate the location(s) of hotel signage.

h. Provided, see Sheet A6.05: Preliminary signage plan.

i. The provide rendering from Lincoln Road and Michigan Avenue has a tree which blocks the view of the addition, provide an additional rendering without the landscaping.

i. Provided, see Sheets A5.08 and A5.09

j. Provide a rendering from Lincoln Road and Jefferson Avenue, viewing the addition over the Victoria's Secret building.

j. Provided, see Sheet A5.11

k. Sheet A4.09, the upper portion of the addition is ghosted out, please make legible.

k. Visibility of the addition has been improved

l. The rendering show ghosted rooftop elements. All renderings must show rooftop elements accurately.

l. Renderings have been revised accordingly.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends full restoration of the Sterling Building.

a. Restoration of the Sterling Building will be done to the greatest extent practicable given the new complementary development and uses on the site.
-Existing window and door systems will be brought into compliance with today's codes
-Exterior surfaces will be cleaned/repainted/replaced as necessary throughout the construction process
-Original Sterling Building signage at the top marquee is proposed to be brought back.

b. Staff recommends restoration of the original Sterling Building signage.

b. Original Stirling Building signage will be restored as Staff recommendation.

c. Staff recommends restoration of the second level planters.

c. Planters will be restored, see renderings and landscape plans.

d. Staff recommends a continuous 5' sidewalk along the alley



ARCHITECTURE INTERIOR DESIGN PLANNING

d. As currently the continuous 5' sidewalk would be interrupted by the corner building with Michigan Avenue, the sidewalk stops in correspondence to the through block connection to Lincoln Road and connects with a crosswalk to the sidewalk on the other side.

e. Staff recommends that the power lines be undergrounding in the alley for the entire block.

e. Agreed, and the applicant will look to do so as the project moves forward.

f. Staff recommends that solid displays in the east facing windows of Victoria's Secret be removed and that the windows allow substantial transparency into the store.

f. Agreed, and every effort will be made to do so keeping in mind privacy needed for back of house spaces and changing room spaces.

g. Staff recommends that the applicant explore the possible reintroduction of courtyard facades of the rear 1929 patio building. Staff has preliminary reviewed this possibility and believes it can be achieved relatively easily with minor modifications to the ground level plan of the new addition.

g. Applicant intention, more than replicating the original Mediterranean style architecture, is to tribute the memory of the original architecture with clay trellises that connecting to the remains of the original clay barrel roof perimeter and empathize the space of the original courtyard.

h. Staff recommends that balconies and windows be introduced on the east side of the addition as this is one site.

h. Corner windows have been introduced and windows have been added in the corridor to articulate the East façade of the addition.

i. Staff recommends relocating the east star tower toward the north.

i. Relocation of the stair has been evaluated but is not considered feasible due to the geometry of the addition, of the site and optimization of egress routes.

j. Staff recommends that the rooftop railings be located out of the Lincoln Road line-of-sight.

J. Rooftop railings have been moved back. See plan A1.07.

Any Questions, please feel free to call me or email me.

Thank you,

Taylor Shumate R.A., LEED AP
Kobi Karp Architecture Interior Design
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Miami, FL 33137
TShumate@KobiKarp.com
T: 305.573.1818
F: 305.573.3766



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August 28, 2019

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property owners within 375 feet of:

SUBJECT: 901 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0030

LEGAL DESCRIPTION: 33 34 53 42 COMMERCIAL SUB PB 6-5 LOTS 5 & 6 BLK 37

SUBJECT: 927 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0020

LEGAL DESCRIPTION: 33-34 53 42 COMMERCIAL SUB PB 6-5 LOTS 2 TO 4 INC BLK 37

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

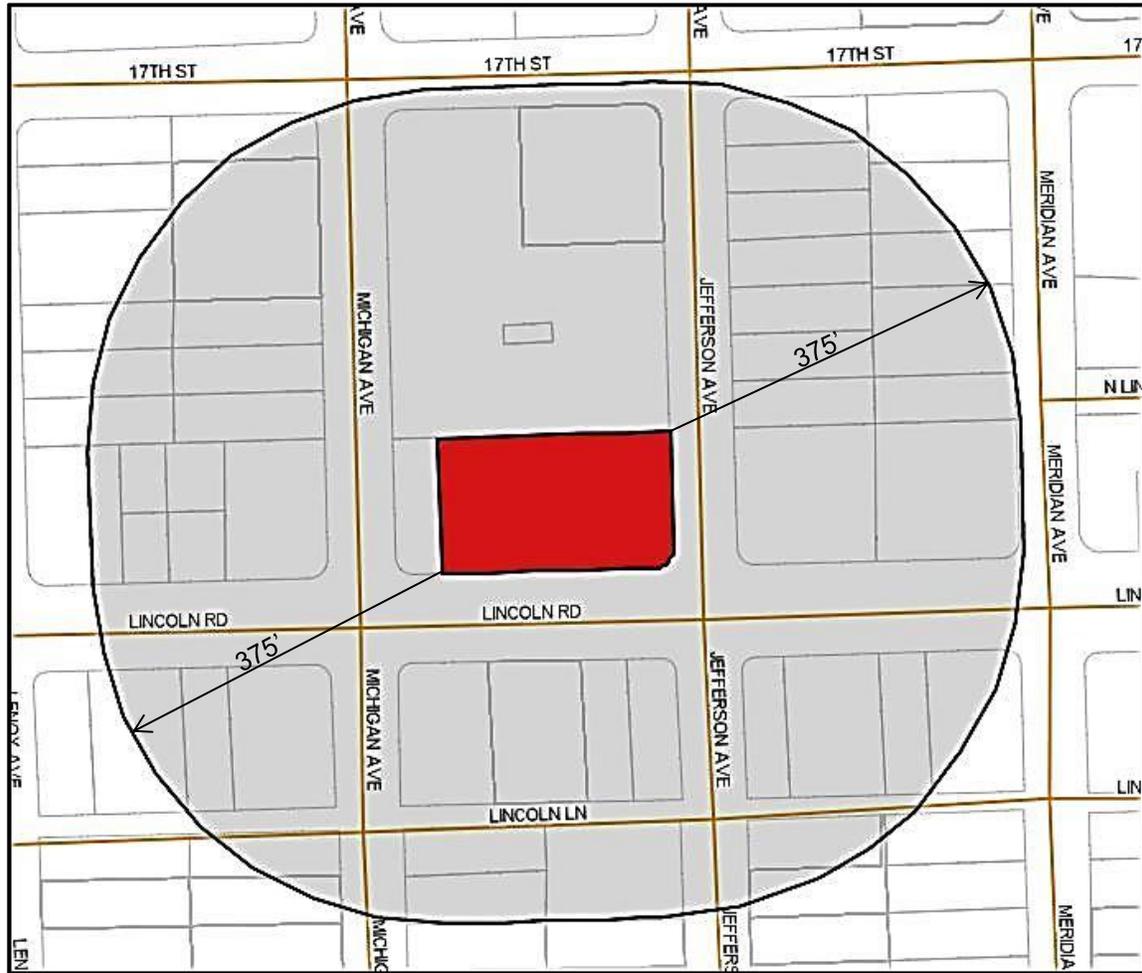
Total number of property owners without repetition: **167, including 4 international**



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rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 901 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0030

LEGAL DESCRIPTION: 33 34 53 42 COMMERCIAL SUB PB 6-5 LOTS 5 & 6 BLK 37

SUBJECT: 927 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0020

LEGAL DESCRIPTION: 33-34 53 42 COMMERCIAL SUB PB 6-5 LOTS 2 TO 4 INC BLK 37

Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3510 ST JOSEPH BOUL EAST	MONTREAL QUEBEC H1X 1W6			CANADA
ALBAN COLSON	164 AVENUE DU DIX SEPTEMBRE	L2550 LUXEMBOURG			LUXEMBOURG
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
ZOE WALTERS	106 SKIPPER WAY	PAXTON PE196LQ			UKRAINE
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1680 COSTA LLC C/O DANIEL WARMAN	7800 SW 57 AVE STE 310	MIAMI	FL	33143	USA
1680 LLC	1060 KANE CONCOURSE	BAY HARBOR ISLANDS	FL	33154	USA
1680 MICHIGAN AVE 908AB LLC C/O R MAXWELL SHEINER	210 NE 11 AVE NE	SAINT PETERSBURG	FL	33701-1949	USA
1680 MICHIGAN AVE LLC SUITE 810 LLC	1680 MICHIGAN AVE SUITE 810	MIAMI BEACH	FL	33139	USA
1680 MICHIGAN AVE LLC SUITE 810	360 W ILLINOIS ST #605	CHICAGO	IL	60654	USA
1680 SM PROPERTIES LLC	1060 KANE CONCOURSE	BAY HARBOR ISLANDS	FL	33154	USA
1685 JEFFERSON LLC C/O OCTAZON MANAGEMENT LLC	1835 MIAMI GARDENS DR #176	NORTH MIAMI BEACH	FL	33179	USA
1698 JEFFERSON LLC	121 S ORANGE AVE 940	ORLANDO	FL	32801	USA
1698 JEFFERSON LLC	121 W ORANGE AVE 940	ORLANDO	FL	32801	USA
17TH ST PARTNERS LLC	230 FIFTH ST	MIAMI BEACH	FL	33139-6602	USA
28 X INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
440 SOMMA LLC	1680 MICHIGAN AVE #913	MIAMI BEACH	FL	33139	USA
440 SOMMA LLC	411 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
805 MICHIGAN AVE LLC	1680 MICHIGAN AVE #805	MIAMI BEACH	FL	33139	USA
901 MICHIGAN LLC	1680 MICHIGAN AVE STE 901	MIAMI BEACH	FL	33139	USA
910 LINCOLN LLC C/O INVESCO ADVISORS INC	13155 NOEL RD STE 500	DALLAS	TX	75240	USA
918 STAR LLC C/O TRICAP	590 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
947 LINCOLN ROAD HOLDINGS LLC	667 MADISON AVE 12 FL	NEW YORK	NY	10065	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALLISON MANAGEMENT INC	1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMANDA B CAMARA	1698 JEFFERSON AVE #50	MIAMI BEACH	FL	33139	USA
ANA ARRISSE ALONSO JTRS ANA MARIA ALONSO JTRS	1698 JEFFERSON AVE # 12-A	MIAMI BEACH	FL	33139	USA
ANDREW HARROW SUSAN HARROW	6504 SEABIRD WAY	APOLLO BEACH	FL	33572	USA
ARILOU LLC	1680 MICHIGAN AVE STE #1014	MIAMI BEACH	FL	33139	USA
ARMANDO ALVAREZ	1698 JEFFERSON AVE UNIT 18	MIAMI BEACH	FL	33139-7639	USA
ASPEN PARTNERS 1680 LLC	5415 COLLINS AVE #302	MIAMI BEACH	FL	33140-2556	USA
BAMAX CORP	1444 BISCAYNE BLVD # 306	MIAMI	FL	33132	USA
BAMAX CORP	1616 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
BATCHELOR FOUNDATION INC	1680 MICHIGAN AVE PH1	MIAMI BEACH	FL	33139-2514	USA
BENK USA LLC	3056 M ST 3 FLR	GEORGETOWN	DC	20007	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001A	MIAMI BEACH	FL	33139-2549	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001B	MIAMI BEACH	FL	33139-2549	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001C	MIAMI BEACH	FL	33139-2549	USA

BLOWN UP LLC	1680 MICHIGAN AVE #1001D	MIAMI BEACH	FL	33139-2549	USA
BOBBY BELL TRS BELL FAMILY TRUST CECILIA BELL TRS	2615 LARKIN ST	SAN FRANCISCO	CA	94109	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CARE RESOURCE COMMUNITY HEALTH CENTERS INC	1680 MICHIGAN AVE 912	MIAMI BEACH	FL	33139	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CARLOS FERNANDO PENA MORA WANDA I MATIAS	1698 JEFFERSON AVE # 14	MIAMI BEACH	FL	33139	USA
CHRISTOPHER HANDLEY	1698 JEFFERSON AVE #15	MIAMI BEACH	FL	33139-7639	USA
CIRCLE BENEFIT CORP	1000 5 ST SUITE 229	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLPF LINCOLN LLC LEASEE C/O CLARION PARTNERS LLC CITY MIAMI BCH ECON DEV LESSOR	1440 NEW YORK AVENUE NW STE 200	WASHINGTON	DC	20005	USA
DAMI ENTERPRISES LLC	55 PASSAIC AVE	KEARNY	NJ	07032	USA
DAVANESS LLC	2292 CORAL WAY	CORAL GABLES	FL	33145-3509	USA
DIEB INVEST LLC	1619 JEFFERSON AVE #4	MIAMI BEACH	FL	33139	USA
DORSTEN HOLDINGS CORP	5959 COLLINS AVE 1705	MIAMI BEACH	FL	33140	USA
DSD CAPITAL LLC	20801 BISCAYNE BLVD STE 431	AVENTURA	FL	33180	USA
EDGARDO MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
ELIZABETH A PICOT DANIEL PICOT	168 MARTELLO DR	ST AUGUSTINE	FL	32092	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
FEDO LLC	1112 N MIAMI AVE 2 FL	MIAMI	FL	33136	USA
FILIPA LLC	650 NE 52 TER	MIAMI	FL	33137	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FMS 5 LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
FRANCISCO REGO	1619 JEFFERSON AVE #18	MIAMI BEACH	FL	33139-7629	USA
GLOBAL MGMT AND CONSULTING LLC	2203 AVE X	BROOKLYN	NY	11235	USA
GM INVESTMENTS ENTERPRISES LLC	1200 WEST 49 ST	HIALEAH	FL	33012	USA
GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GOMBINSKI PROPERTIES LTD PTNSH % STEVEN GOMBINSKI	3737 COLLINS AVE PH2	MIAMI BEACH	FL	33140	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GRF INVESTMENTS LLC	737 E ATLANTIC BLVD	POMPANO BEACH	FL	33060	USA
HORTENSIA PEREZ	1698 JEFFERSON AVE 38	MIAMI BEACH	FL	33139-7640	USA
HUGO FERNANDEZ	1698 JEFFERSON AVE #49	MIAMI BEACH	FL	33139-7640	USA
IM JEFFERSON LLC	530 SW 24 RD	MIAMI	FL	33129	USA
INVAMIAMI INC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ISABELLA ARCHER TRS ISABELLA ARCHER TRUST	1698 JEFFERSON AVE 37	MIAMI BEACH	FL	33139	USA
ITAMAR MAKMAL	1619 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
IVY MBT PROPERTY LLC C/O IVY REALTY	102 CHESTNUT RIDGE RD STE 204	MONTVALE	NJ	07645	USA
JEFFREY W CHUNG PORNPUN V MARISI	1698 JEFFERSON AVE APT 1	MIAMI BEACH	FL	33139	USA
JOSE M GABILONDO JR	1698 JEFFERSON AVE #34	MIAMI BEACH	FL	33139-7640	USA
JOSE Y VAZQUEZ &W LINDA S VAZQUEZ	200 PARK AVE SOUTH 8TH FLR	NEW YORK	NY	10003	USA
JOSE YUL VAZQUEZ C/O ALTMAN GREENFIELD ET AL LINDA S VAZQUEZ	200 PARK AVE S 8 FLOOR	NEW YORK	NY	10003	USA
JOSEPH MICHAEL ARISSO	1841 SW 92 PL	MIAMI	FL	33165	USA
JUAN M MACIAS &W NELLY C MACIAS	5600 COLLINS AVE 16-H	MIAMI BEACH	FL	33140-2416	USA
JULIANNE M LAKE &H RYAN M POGOZALSKI	10 FOREST HILL DR	HYDE PARK	OH	45208	USA
JUSTIN PANZARELLA	1698 JEFFERSON AVE #22	MIAMI BEACH	FL	33139	USA

KATHLEEN M VIVAS	1618 MICHIGAN AVE 34	MIAMI BEACH	FL	33139	USA
LCKME LLC	285 N COCONUT LN	MIAMI BEACH	FL	33139	USA
LEANDRO GARCIA	1698 JEFFERSON AVE UNIT 23	MIAMI BEACH	FL	33139	USA
LENOX AVE I LLC C/O MERCHANTS NATL PROPERTIES INC	708 THIRD AVE	NEW YORK	NY	10017	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LITOIL CORPORATION	900 BISCAYNE BLVD # 601	MIAMI	FL	33132	USA
LUCINDA MARIA ALONSO	1698 JEFFERSON AVE UNIT 33	MIAMI BEACH	FL	33139	USA
LUCY A ARITA	1698 JEFFERSON AVE #48	MIAMI BEACH	FL	33139-7640	USA
LUXE LIVING REALTY LLC	1680 MICHIGAN AVE STE 100	MIAMI BEACH	FL	33139-2519	USA
MAEVA LLC	15805 BISCAYNE BLVD STE 104	NORTH MIAMI BEACH	FL	33160	USA
MAGDIEL PADRON MARTHA CHINEA	1698 JEFFERSON AVE # 21	MIAMI BEACH	FL	33139	USA
MARIA B GALANO MAUGHAN	1698 JEFFERSON AVE #10	MIAMI BEACH	FL	33139	USA
MARIA B DE LA CAMARA LE REM MARIA BEATRIZ GALANO CONRADO ALPIZAR EST OF	1698 JEFFERSON AVE 7	MIAMI BEACH	FL	33139	USA
MARIA E ALVAREZ	1698 JEFFERSON AVE # 19	MIAMI BEACH	FL	33139	USA
MARIA ELENA ALVAREZ ARMANDO ERNESTO ALVAREZ	1698 JEFFERSON AVE 16	MIAMI BEACH	FL	33139	USA
MARK I INVESTMENTS USA LLC	1680 MICHIGAN AVE #803	MIAMI BEACH	FL	33139	USA
MARY J HOLLAND	1698 JEFFERSON AVE #24	MIAMI BEACH	FL	33139-7639	USA
MCEWAN CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MHUB MIAMI LLC	1680 MICHIGAN AVE #800	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHIGAN HAUS 22 LLC	1896 TIGERTAIL AVE	MIAMI	FL	33133	USA
MICHIGAN HAUS 32 LLC	1896 TIGERTAIL AVE	MIAMI	FL	33133	USA
MOSHE SAS DALIA SAS	290-174 ST UNIT 1805	SUNNY ISLES BEACH	FL	33160	USA
MYESTATES II CORP C/O SHUTTS & BOWEN LLP	201 S BISCAYNE BLVD #1500	MIAMI	FL	33131	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NATIVIDAD TALAMAS	1698 JEFFERSON AVE #32	MIAMI BEACH	FL	33139-7640	USA
NAWAL DEUTSCH AKRAM ELFEKI AHMED ELFEKI	1698 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
OSCAR CAMARA JTRS OSCAR J CAMARA JTRS	1698 JEFFERSON AVE APT 31	MIAMI BEACH	FL	33139	USA
PATRICE REGNIER C/O MIAMI REALTY GROUP NATHALIE REGNIER	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
PAWEL DOMALIK	1698 JEFFERSON AVE # 4	MIAMI BEACH	FL	33139	USA
PJUR GROUP USA LLC	1680 MICHIGAN AVE #920	MIAMI BEACH	FL	33139-2550	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLDER)	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PRESENT LIGHT HOLDINGS LLC	7950 ABBOTT AVE APT 5	MIAMI BEACH	FL	33141-2628	USA
RAYMOND XU YAPING CHEN	3463 WINDY KNOLL LN	CARMEL	IN	46074	USA
RC LINCOLN RD HOLDINGS LLC C/O CROWN	767 FIFTH AVENUE #24 FLR	NEW YORK	NY	10153	USA
REYNOLD L STONE & W ANN E STONE	1698 JEFFERSON AVE #27	MIAMI BEACH	FL	33139	USA
ROMINA NAPARSTEK JOAQUIN CANO FERNANDEZ DELGADO	1698 JEFFERSON AVE # 29	MIAMI BEACH	FL	33139	USA
S G J HOLDINGS INC	13075 MIRANDA ST	MIAMI	FL	33156	USA
SALEM PROPERTIES CORP	5640 COLLINS AVE APT 5C	MIAMI BEACH	FL	33140	USA
SAM STRAUCH LLC	1750 JAMES AVE #3A	MIAMI BEACH	FL	33139-7500	USA

SIIF LLC	927 LINCOLN RD 200	MIAMI BEACH	FL	33139	USA
SILVIA DISDERI	830 SW 9 STREET CIR 201	BOCA RATON	FL	33486	USA
SILVINA BELMONTE	1619 JEFFERSON AVENUE #24	MIAMI BEACH	FL	33139	USA
SOBE HOMES LLC	300 BAYVIEW DR 1007	SUNNY ISLES BEACH	FL	33160	USA
SOBE PARTNERSHIP LLC	1770 NORTH BAYSHORE DR 3512	MIAMI	FL	33132	USA
SONIA BARROS	1619 JEFFERSON AVE 27	MIAMI BEACH	FL	33139	USA
SOUTH BEACH CONSULTING INC	4045 SHERIDAN AVE #395	MIAMI BEACH	FL	33139	USA
SOUTH BEACH TRISTAR 800 LLC TRICAP	590 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
STEPHEN H BOURIE &W MICHELLE A BOURIE	1698 JEFFERSON AVE #44	MIAMI BEACH	FL	33139	USA
SUITE 1015 LLC	1680 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
SUITE 817 LLC	814 W DILIDO DR	MIAMI BEACH	FL	33139	USA
SUPER LINCOLN LLC	3801 COLLINS AVE L4	MIAMI BEACH	FL	33140	USA
SUSAN GOLDSTEIN	1311 BRIGHTWATER #2B	BROOKLYN	NY	11235	USA
SUSANA PENA PEDRO PABLO PORBEN	938 MANITOBA DR	BOWLING GREEN	OH	43402	USA
THALLY INC	1619 JEFFERSON AVE APT 11	MIAMI BEACH	FL	33139-7602	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS MICHAEL REIMANN	1698 JEFFERSON AVE #8	MIAMI BEACH	FL	33139-7639	USA
THOMAS SONGIN	1698 JEFFERSON AVE UNIT 46	MIAMI BEACH	FL	33139	USA
TMAR ALLIANCE CORP	1680 MICHIGAN AVE #735	MIAMI BEACH	FL	33139	USA
TYMOR BRIK	18001 OLD CUTLER RD STE 600	PALMETTO BAY	FL	33157-6444	USA
TYPHOON PROPERTIES LLC	1680 MICHIGAN AVE #1000A	MIAMI BEACH	FL	33139	USA
TYPHOON PROPERTIES LLC	300 S POINTE DR #703	MIAMI BEACH	FL	33139	USA
VERONICA F SASPE	1698 JEFFERSON AVE 43	MIAMI BEACH	FL	33139	USA
VIVIAN BEATRIZ GONZALEZ	6481 SW 85 ST	MIAMI	FL	33143-7939	USA
ZEVEN USA LLC	18501 PINES BLVD 207	PEMBROKE PINES	FL	33029	USA

818 LINCOLN INVESTMENTS LLC
3510 ST JOSEPH BOUL EAST
MONTREAL QUEBEC H1X 1W6
CANADA

ALBAN COLSON
164 AVENUE DU DIX SEPTEMBRE
L2550 LUXEMBOURG
LUXEMBOURG

SAMEER MERCHANT
18 HARBOUR ST #1110
TORONTO ONT M5J 2Z6
CANADA

ZOE WALTERS
106 SKIPPER WAY
PAXTON PE196LQ
UKRAINE

1000 LINCOLN ROAD LLC
1000 LINCOLN RD STE 210
MIAMI BEACH, FL 33139

1020 LINCOLN ROAD LLC
1000 LINCOLN ROAD SUITE 210
MIAMI BEACH, FL 33139

1024 LINCOLN ROAD LLC
1407 BROADWAY 41ST FLOOR
NEW YORK, NY 10018

1680 COSTA LLC
C/O DANIEL WARMAN
7800 SW 57 AVE STE 310
MIAMI, FL 33143

1680 LLC
1060 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

1680 MICHIGAN AVE 908AB LLC
C/O R MAXWELL SHEINER
210 NE 11 AVE NE
SAINT PETERSBURG, FL 33701-1949

1680 MICHIGAN AVE LLC SUITE 810
LLC
1680 MICHIGAN AVE SUITE 810
MIAMI BEACH, FL 33139

1680 MICHIGAN AVE LLC SUITE 810
360 W ILLINOIS ST #605
CHICAGO, IL 60654

1680 SM PROPERTIES LLC
1060 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

1685 JEFFERSON LLC
C/O OCTAZON MANAGEMENT LLC
1835 MIAMI GARDENS DR #176
NORTH MIAMI BEACH, FL 33179

1698 JEFFERSON LLC
121 S ORANGE AVE 940
ORLANDO, FL 32801

1698 JEFFERSON LLC
121 W ORANGE AVE 940
ORLANDO, FL 32801

17TH ST PARTNERS LLC
230 FIFTH ST
MIAMI BEACH, FL 33139-6602

28 X INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

440 SOMMA LLC
1680 MICHIGAN AVE #913
MIAMI BEACH, FL 33139

440 SOMMA LLC
411 MICHIGAN AVE
MIAMI BEACH, FL 33139

805 MICHIGAN AVE LLC
1680 MICHIGAN AVE #805
MIAMI BEACH, FL 33139

901 MICHIGAN LLC
1680 MICHIGAN AVE STE 901
MIAMI BEACH, FL 33139

910 LINCOLN LLC
C/O INVESCO ADVISORS INC
13155 NOEL RD STE 500
DALLAS, TX 75240

918 STAR LLC
C/O TRICAP
590 MADISON AVE 21 FLOOR
NEW YORK, NY 10022

918 STAR LLC
C/O TRISTAR CAPITAL
510 LINCOLN RD
MIAMI BEACH, FL 33139

940 LINCOLN RD ENTERPRISES INC
940 LINCOLN RD STE 301
MIAMI BEACH, FL 33139-2627

947 LINCOLN ROAD HOLDINGS LLC
667 MADISON AVE 12 FL
NEW YORK, NY 10065

ALEKSEI STALNOV
1618 MICHIGAN AVE #26
MIAMI BEACH, FL 33139

ALEKSEI STALNOV
1618 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

ALESSANDRA NGUYEN
MANORY PRES
1618 MICHIGAN AVE #38
MIAMI BEACH, FL 33139

ALLISON MANAGEMENT INC
1680 MICHIGAN AVE PH 3
MIAMI BEACH, FL 33139-2514

ALMA PROP INC
2650 BISCAYNE BLVD
MIAMI, FL 33137-4531

AMANDA B CAMARA
1698 JEFFERSON AVE #50
MIAMI BEACH, FL 33139

ANA ARRISSE ALONSO JTRS
ANA MARIA ALONSO JTRS
1698 JEFFERSON AVE # 12-A
MIAMI BEACH, FL 33139

ANDREW HARROW
SUSAN HARROW
6504 SEABIRD WAY
APOLLO BEACH, FL 33572

ARILOU LLC
1680 MICHIGAN AVE STE #1014
MIAMI BEACH, FL 33139

ARMANDO ALVAREZ
1698 JEFFERSON AVE UNIT 18
MIAMI BEACH, FL 33139-7639

ASPEN PARTNERS 1680 LLC
5415 COLLINS AVE #302
MIAMI BEACH, FL 33140-2556

BAMAX CORP
1444 BISCAYNE BLVD # 306
MIAMI, FL 33132

BAMAX CORP
1616 JEFFERSON AVE #20
MIAMI BEACH, FL 33139

BATCHELOR FOUNDATION INC
1680 MICHIGAN AVE PH1
MIAMI BEACH, FL 33139-2514

BENK USA LLC
3056 M ST 3 FLR
GEORGETOWN, DC 20007

BLOWN UP LLC
1680 MICHIGAN AVE #1001A
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001B
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001C
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001D
MIAMI BEACH, FL 33139-2549

BOBBY BELL TRS
BELL FAMILY TRUST
CECILIA BELL TRS
2615 LARKIN ST
SAN FRANCISCO, CA 94109

CAMILLE PUJOS
C/O BARNES INTER PROP CONSULTAN
1150 SW 22 ST
MIAMI, FL 33129

CARE RESOURCE COMMUNITY
HEALTH CENTERS INC
1680 MICHIGAN AVE 912
MIAMI BEACH, FL 33139

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARLOS A ZEVALLOS JR
1618 MICHIGAN AVE #36
MIAMI BEACH, FL 33139-2537

CARLOS FERNANDO PENA MORA
WANDA I MATIAS
1698 JEFFERSON AVE # 14
MIAMI BEACH, FL 33139

CHRISTOPHER HANDLEY
1698 JEFFERSON AVE #15
MIAMI BEACH, FL 33139-7639

CIRCLE BENEFIT CORP
1000 5 ST SUITE 229
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLPF LINCOLN LLC LEASEE
C/O CLARION PARTNERS LLC
CITY MIAMI BCH ECON DEV LESSOR
1440 NEW YORK AVENUE NW STE 200
WASHINGTON, DC 20005

DAMI ENTERPRISES LLC
55 PASSAIC AVE
KEARNY, NJ 07032

DAVANESS LLC
2292 CORAL WAY
CORAL GABLES, FL 33145-3509

DIEB INVEST LLC
1619 JEFFERSON AVE #4
MIAMI BEACH, FL 33139

DORSTEN HOLDINGS CORP
5959 COLLINS AVE 1705
MIAMI BEACH, FL 33140

DSD CAPITAL LLC
20801 BISCAYNE BLVD STE 431
AVENTURA, FL 33180

EDGARDO MARIN
1618 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

ELIZABETH A PICOT
DANIEL PICOT
168 MARTELLO DR
ST AUGUSTINE, FL 32092

EVA LUISI
20 PINECREST RD
JERSEY CITY, NJ 07305

FEDO LLC
1112 N MIAMI AVE 2 FL
MIAMI, FL 33136

FILIPA LLC
650 NE 52 TER
MIAMI, FL 33137

FIVE POINTS METROPOLITAN LLC
730 12 ST #11
MIAMI BEACH, FL 33139

FMS 5 LLC
9 ISLAND AVE 2409
MIAMI BEACH, FL 33139

FRANCISCO REGO
1619 JEFFERSON AVE #18
MIAMI BEACH, FL 33139-7629

GLOBAL MGMT AND CONSULTING LLC
2203 AVE X
BROOKLYN, NY 11235

GM INVESTMENTS ENTERPRISES LLC
1200 WEST 49 ST
HIALEAH, FL 33012

GMJ GROUP LLC
3360 NE 170 ST
NORTH MIAMI BEACH, FL 33160

GOMBINSKI PROPERTIES LTD PTNSH
% STEVEN GOMBINSKI
3737 COLLINS AVE PH2
MIAMI BEACH, FL 33140

GREGORY ULTO
1481 EAST 45 ST
BROOKLYN, NY 11234

GRF INVESTMENTS LLC
737 E ATLANTIC BLVD
POMPANO BEACH, FL 33060

HORTENSIA PEREZ
1698 JEFFERSON AVE 38
MIAMI BEACH, FL 33139-7640

HUGO FERNANDEZ
1698 JEFFERSON AVE #49
MIAMI BEACH, FL 33139-7640

IM JEFFERSON LLC
530 SW 24 RD
MIAMI, FL 33129

INVAMIAMI INC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

ISABELLA ARCHER TRS
ISABELLA ARCHER TRUST
1698 JEFFERSON AVE 37
MIAMI BEACH, FL 33139

ITAMAR MAKMAL
1619 JEFFERSON AVE #8
MIAMI BEACH, FL 33139

IVY MBT PROPERTY LLC
C/O IVY REALTY
102 CHESTNUT RIDGE RD STE 204
MONTVALE, NJ 07645

JEFFREY W CHUNG
PORN PUN V MARISI
1698 JEFFERSON AVE APT 1
MIAMI BEACH, FL 33139

JOSE M GABILONDO JR
1698 JEFFERSON AVE #34
MIAMI BEACH, FL 33139-7640

JOSE Y VAZQUEZ &W
LINDA S VAZQUEZ
200 PARK AVE SOUTH 8TH FLR
NEW YORK, NY 10003

JOSE YUL VAZQUEZ
C/O ALTMAN GREENFIELD ET AL
LINDA S VAZQUEZ
200 PARK AVE S 8 FLOOR
NEW YORK, NY 10003

JOSEPH MICHAEL ARISSO
1841 SW 92 PL
MIAMI, FL 33165

JUAN M MACIAS &W
NELLY C MACIAS
5600 COLLINS AVE 16-H
MIAMI BEACH, FL 33140-2416

JULIANNE M LAKE &H
RYAN M POGOZALSKI
10 FOREST HILL DR
HYDE PARK, OH 45208

JUSTIN PANZARELLA
1698 JEFFERSON AVE #22
MIAMI BEACH, FL 33139

KATHLEEN M VIVAS
1618 MICHIGAN AVE 34
MIAMI BEACH, FL 33139

LCKME LLC
285 N COCONUT LN
MIAMI BEACH, FL 33139

LEANDRO GARCIA
1698 JEFFERSON AVE UNIT 23
MIAMI BEACH, FL 33139

LENOX AVE I LLC
C/O MERCHANTS NATL PROPERTIES INC
708 THIRD AVE
NEW YORK, NY 10017

LINCOLN 845 LLC
% JENEL MGMT CORP
275 MADISON AVE # 702
NEW YORK, NY 10016

LITOIL CORPORATION
900 BISCAYNE BLVD # 601
MIAMI, FL 33132

LUCINDA MARIA ALONSO
1698 JEFFERSON AVE UNIT 33
MIAMI BEACH, FL 33139

LUCY A ARITA
1698 JEFFERSON AVE #48
MIAMI BEACH, FL 33139-7640

LUXE LIVING REALTY LLC
1680 MICHIGAN AVE STE 100
MIAMI BEACH, FL 33139-2519

MAEVA LLC
15805 BISCAYNE BLVD STE 104
NORTH MIAMI BEACH, FL 33160

MAGDIEL PADRON
MARTHA CHINEA
1698 JEFFERSON AVE # 21
MIAMI BEACH, FL 33139

MARIA B GALANO MAUGHAN
1698 JEFFERSON AVE #10
MIAMI BEACH, FL 33139

MARIA B DE LA CAMARA LE
REM MARIA BEATRIZ GALANO
CONRADO ALPIZAR EST OF
1698 JEFFERSON AVE 7
MIAMI BEACH, FL 33139

MARIA E ALVAREZ
1698 JEFFERSON AVE # 19
MIAMI BEACH, FL 33139

MARIA ELENA ALVAREZ
ARMANDO ERNESTO ALVAREZ
1698 JEFFERSON AVE 16
MIAMI BEACH, FL 33139

MARK I INVESTMENTS USA LLC
1680 MICHIGAN AVE #803
MIAMI BEACH, FL 33139

MARY J HOLLAND
1698 JEFFERSON AVE #24
MIAMI BEACH, FL 33139-7639

MCEWAN CORPORATION
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

MEISL USA LLC
1618 MICHIGAN AVE #21
MIAMI BEACH, FL 33139-2535

MHUB MIAMI LLC
1680 MICHIGAN AVE #800
MIAMI BEACH, FL 33139

MICHAEL P KANAMINE
1618 MICHIGAN AVE #7
MIAMI BEACH, FL 33139

MICHIGAN HAUS 22 LLC
1896 TIGERTAIL AVE
MIAMI, FL 33133

MICHIGAN HAUS 32 LLC
1896 TIGERTAIL AVE
MIAMI, FL 33133

MOSHE SAS
DALIA SAS
290-174 ST UNIT 1805
SUNNY ISLES BEACH, FL 33160

MYESTATES II CORP
C/O SHUTTS & BOWEN LLP
201 S BISCAYNE BLVD #1500
MIAMI, FL 33131

NAHLA APARTMENTS LLC
1500 BAY RD UNIT 1464S
MIAMI BEACH, FL 33139

NAHLA USA PROPERTIES LLC
1500 BAY RD 1464S
MIAMI BEACH, FL 33139

NATIVIDAD TALAMAS
1698 JEFFERSON AVE #32
MIAMI BEACH, FL 33139-7640

NAWAL DEUTSCH
AKRAM ELFEKI
AHMED ELFEKI
1698 JEFFERSON AVE #20
MIAMI BEACH, FL 33139

NICOLAS PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

NORMA 1922 CORP
3370 MARY STREET
MIAMI, FL 33133

OSCAR CAMARA JTRS
OSCAR J CAMARA JTRS
1698 JEFFERSON AVE APT 31
MIAMI BEACH, FL 33139

PATRICE REGNIER
C/O MIAMI REALTY GROUP
NATHALIE REGNIER
90 ALTON RD TH SOUTH
MIAMI BEACH, FL 33139

PAWEL DOMALIK
1698 JEFFERSON AVE # 4
MIAMI BEACH, FL 33139

PJUR GROUP USA LLC
1680 MICHIGAN AVE #920
MIAMI BEACH, FL 33139-2550

PLAYA RETAIL INVESTMENTS LLC
270 BISCAYNE BLVD WAY STE 201
MIAMI, FL 33131

PPF MBL PORTFOLIO LLC
C/O LINCOLN ROAD MM LLC
801 ARTHUR GODFREY RD STE 600
MIAMI BEACH, FL 33140

PPF MBL PORTFOLIO LLC (LESSEE)
C/O LINCOLN ROAD MM LLC
THE SALVATION ARMY (FEE HOLDER)
801 ARTHUR GODFREY RD STE 600
MIAMI BEACH, FL 33140

PRESENT LIGHT HOLDINGS LLC
7950 ABBOTT AVE APT 5
MIAMI BEACH, FL 33141-2628

RAYMOND XU
YAPING CHEN
3463 WINDY KNOLL LN
CARMEL, IN 46074

RC LINCOLN RD HOLDINGS LLC
C/O CROWN
767 FIFTH AVENUE #24 FLR
NEW YORK, NY 10153

REYNOLD L STONE &W
ANN E STONE
1698 JEFFERSON AVE #27
MIAMI BEACH, FL 33139

ROMINA NAPARSTEK
JOAQUIN CANO FERNANDEZ DELGADO
1698 JEFFERSON AVE # 29
MIAMI BEACH, FL 33139

S G J HOLDINGS INC
13075 MIRANDA ST
MIAMI, FL 33156

SALEM PROPERTIES CORP
5640 COLLINS AVE APT 5C
MIAMI BEACH, FL 33140

SAM STRAUCH LLC
1750 JAMES AVE #3A
MIAMI BEACH, FL 33139-7500

SIIF LLC
927 LINCOLN RD 200
MIAMI BEACH, FL 33139

SILVIA DISDERI
830 SW 9 STREET CIR 201
BOCA RATON, FL 33486

SILVINA BELMONTE
1619 JEFFERSON AVENUE #24
MIAMI BEACH, FL 33139

SOBE HOMES LLC
300 BAYVIEW DR 1007
SUNNY ISLES BEACH, FL 33160

SOBE PARTNERSHIP LLC
1770 NORTH BAYSHORE DR 3512
MIAMI, FL 33132

SONIA BARROS
1619 JEFFERSON AVE 27
MIAMI BEACH, FL 33139

SOUTH BEACH CONSULTING INC
4045 SHERIDAN AVE #395
MIAMI BEACH, FL 33139

SOUTH BEACH TRISTAR 800 LLC
TRICAP
590 MADISON AVE 21 FLOOR
NEW YORK, NY 10022

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD #205
MIAMI BEACH, FL 33139

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 1B
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 3B
MIAMI BEACH, FL 33139-2602

STEPHEN H BOURIE &W
MICHELLE A BOURIE
1698 JEFFERSON AVE #44
MIAMI BEACH, FL 33139

SUITE 1015 LLC
1680 MICHIGAN AVE
MIAMI BEACH, FL 33139

SUITE 817 LLC
814 W DILIDO DR
MIAMI BEACH, FL 33139

SUPER LINCOLN LLC
3801 COLLINS AVE L4
MIAMI BEACH, FL 33140

SUSAN GOLDSTEIN
1311 BRIGHTWATER #2B
BROOKLYN, NY 11235

SUSANA PENA
PEDRO PABLO PORBEN
938 MANITOBA DR
BOWLING GREEN, OH 43402

THALLY INC
1619 JEFFERSON AVE APT 11
MIAMI BEACH, FL 33139-7602

THE ALLAN & MILDRED BERK
FAMILY LIMITED PARTNERSHIP
8905 SW 61 CT
MIAMI, FL 33156-1944

THE STERLING BUILDING INC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139-2606

THOMAS MICHAEL REIMANN
1698 JEFFERSON AVE #8
MIAMI BEACH, FL 33139-7639

THOMAS SONGIN
1698 JEFFERSON AVE UNIT 46
MIAMI BEACH, FL 33139

TMAR ALLIANCE CORP
1680 MICHIGAN AVE #735
MIAMI BEACH, FL 33139

TYMOR BRIK
18001 OLD CUTLER RD STE 600
PALMETTO BAY, FL 33157-6444

TYPHOON PROPERTIES LLC
1680 MICHIGAN AVE #1000A
MIAMI BEACH, FL 33139

TYPHOON PROPERTIES LLC
300 S POINTE DR #703
MIAMI BEACH, FL 33139

VERONICA F SASPE
1698 JEFFERSON AVE 43
MIAMI BEACH, FL 33139

VIVIAN BEATRIZ GONZALEZ
6481 SW 85 ST
MIAMI, FL 33143-7939

ZEVEN USA LLC
18501 PINES BLVD 207
PEMBROKE PINES, FL 33029

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 927 Lincoln Road Board: HPB Date: 8/16/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 927 Lincoln Road Board: HPB Date: 8/16/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

Property address: 927 Lincoln Road Board: HPB Date: 8/16/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	✓
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	✓
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Drive aisle widths <input checked="" type="checkbox"/> Streets and sidewalks widths <input checked="" type="checkbox"/>	

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ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions_____	✓
f	Delivery route_____ Sanitation operation _____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	✓
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	✓
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	✓
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	✓
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Provide gross square footage calculation which includes all FAR habitable rooftops	✓
Other	Balconies etc	
Other	Provide restoration details	✓

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

Property address: 927 Lincoln Road Board: HPB Date: 8/16/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	✓
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Applicant or Designee's Name

Applicant or Designee's Signature

Date

