

MIAMIBEACH

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 PB20-0411		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" 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 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 checked="" type="checkbox"/> Other: Modification of Conditional Use Permit PB16-0089 issued on September 26, 2017.			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 626-650 Ocean Drive			
FOLIO NUMBER(S) 02-4203-004-0040 (refer to the Miami-Dade County Property Appraiser printout, attached hereto as Exhibit "A")			
Property Owner Information			
PROPERTY OWNER NAME Park Central Partners, LLC and 620 Park Central Partners, LLC			
ADDRESS 846 Lincoln Road, 5th Floor		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS c/o jamie.telchin@optimumam.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as above			
ADDRESS Same as above		CITY Same as above	STATE Same as above
ZIP CODE Same as above			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS Same as above	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant seeks to comply with condition 2 of the Conditional Use Permit issued for PB 16-0089, requiring that any change in operator or 50% or more in stock ownership require approval by the Planning Board as a Modification of the Conditional Use Permit.			

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		0	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		0	SQ. FT.
Party responsible for project design			
NAME Reinaldo Borges, Borges & Associates, P.A.		<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 999 Brickell Avenue, Suite 700		CITY Miami	STATE FL
		ZIP CODE 33131	
BUSINESS PHONE 305-374-9216	CELL PHONE	EMAIL ADDRESS rborges@borgesarchitects.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika H. Entin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 633 South Andrews Avenue, Suite 500		CITY Ft. Lauderdale	STATE FL
		ZIP CODE 33301	
BUSINESS PHONE 305-542-3445	CELL PHONE 305-542-3445	EMAIL ADDRESS Monika@mhelawpa.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIP CODE	
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
		ZIP CODE	
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 foregoing 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

Rodolfo Misitano, as Manager of Park Central Partners, LLC

PRINT NAME

November , 2020

DATE SIGNED

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The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative

SIGNATURE

Rodolfo Misitano, as Manager of 620 Park Central Partners, LLC

PRINT NAME

November , 2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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.

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

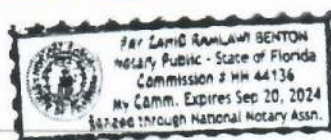
I, Rodolfo Misitano, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Park Central Partners, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support 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.

Rodolfo Misitano

Sworn to and subscribed before me this 6th day of November, 2020. The foregoing instrument was acknowledged before me by Rodolfo Misitano, as Manager of Park Central Partners, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP



My Commission Expires: _____

Fay Ramlawi Benton
NOTARY PUBLIC
Fay Ramlawi Benton

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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NOTARY PUBLIC

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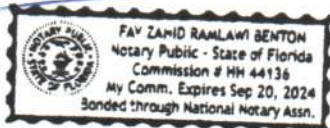
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Rodolfo Misitano, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 620 Park Central Partners, LLC (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

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NOTARY SEAL OR STAMP



My Commission Expires: _____

NOTARY PUBLIC

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OPERATOR

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANYSTATE OF FLORIDACOUNTY OF MIAMI DADE

I, Bechara Kabenth, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of 620 Ocean Drive LLC (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.

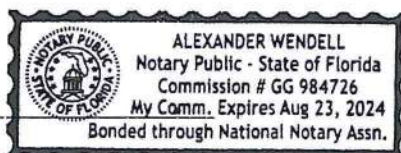
SIGNATURE

Sworn to and subscribed before me this 5th day of November, 2020. 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: _____



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OPERATOR

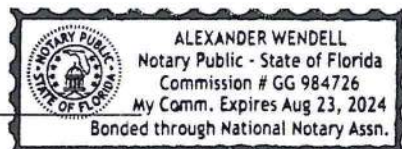
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANYSTATE OF FloridaCOUNTY OF Miami Dade

I, Bedhara Kabouth, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of 640 Ocean Drivell (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

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OPERATOR

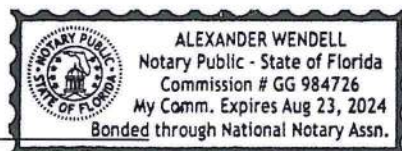
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANYSTATE OF FLORIDACOUNTY OF Miami Dade

I, Bediana Koboutu, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of 650 Ocean Drive LLC (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

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami Dade

I, Rodolfo Misitano, as Manager of Park Central Partners, LLC, 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 Monika Entin 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

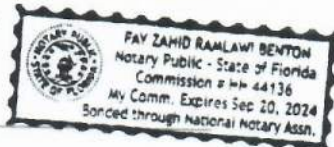
Rodolfo Misitano, as Manager of Park Central Partners, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

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NOTARY SEAL OR STAMP



My Commission Expires:

Fay Ramlawi Benton
NOTARY PUBLIC
Fay Ramlawi Benton
PRINT NAME

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 individual(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.

N/A

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

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

Rodolfo Misitano, as Manager of 620 Park Central Partners, LLC
I, _____, 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 Monika Entin 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.

Rodolfo Misitano, as Manager of 620 Park Central Partners, LLC

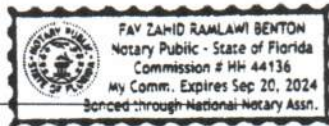
Rodolfo Misitano

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 6th day of November, 2020. The foregoing instrument was acknowledged before me by Rodolfo Misitano, as Manager of 620 Park Central Partners, LLC, 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: _____

Fay Zahid Ramlawi Benton
NOTARY PUBLIC
Fay Ramlawi Benton
PRINT NAME

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.

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI Dade

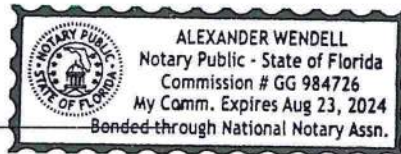
I, Bethana Kobouth ^{operator}, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Monika Entin to be my representative before the Planning Board. (3) I also hereby 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.

PRINT NAME (and Title, if applicable)

SIGNATURE

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NOTARY SEAL OR STAMP



My Commission Expires: _____

NOTARY PUBLIC

PRINT NAME

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N/A

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

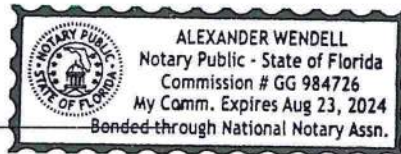
PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI Dade

I, Bethana Kobouth^{operator}, 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 Monika Entin 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.

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 5th day of November, 2020. 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: _____

NOTARY PUBLIC**PRINT NAME****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.

N/A**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

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, Beclara Kaba ^{operator}, 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 Monika Entin 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.

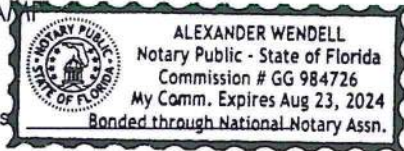
[Signature]

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 5th day of November, 2020. 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

[Signature]

NOTARY PUBLIC

PRINT NAME

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.

N/A

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.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Attached hereto as Composite Exhibit "B" is a copy of the complete	
corporate disclosure for the owner and operator entities for	
the Property, down to individual persons and fund information.	

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.

N/A

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>Monika Entin</u>	<u>633 South Andrews Ave., Suite 500, Ft. Lauderdale, FL 33138</u>	<u>305-542-3445</u>
<u>Reinaldo Borges</u>	<u>999 Brickell Avenue, Suite 700, Miami, FL 33131</u>	<u>305-374-9216</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

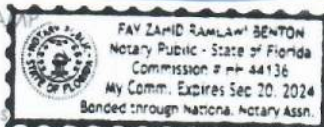
I, Rodolfo Misitano, as Manager of Park Central Partners, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary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

Rodolfo Misitano

SIGNATURE

Sworn to and subscribed before me this 6th day of November, 2020. The foregoing instrument was acknowledged before me by Rodolfo Misitano, as Manager of Park Central Partners, LLC, 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 _____

Fay Zahid Ramlawi Benton
NOTARY PUBLIC
Fay Ramlawi Benton
PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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: _____

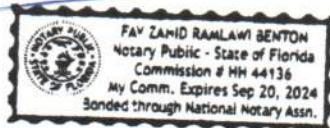
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Rodolfo Misitano, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 620 Park Central Partners, LLC (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 6th day of November, 2020. The foregoing instrument was acknowledged before me by Rodolfo Misitano, as Manager of 620 Park Central Partners, LLC, 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: _____

NOTARY PUBLIC



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/4/2020

Property Information	
Folio:	02-4203-004-0040
Property Address:	626 OCEAN DR Miami Beach, FL 33139-6219
Owner	PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC
Mailing Address	846 LINCOLN RD 5TH FLOOR MIAMI BEACH, FL 33139 USA
PA Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	60 / 60 / 0
Floors	5
Living Units	60
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	59,359 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$15,600,000	\$15,600,000	\$15,600,000
Building Value	\$68,067	\$65,942	\$66,910
XF Value	\$2,366	\$2,395	\$2,425
Market Value	\$15,670,433	\$15,668,337	\$15,669,335
Assessed Value	\$15,670,433	\$15,668,337	\$14,561,182

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$1,108,153
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADD NO 1 PB 3-11 LOTS 2 THRU 5 BLK 11 LOT SIZE 26000 SQ FT M/L OR 12913-238 0686 6	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,670,433	\$15,668,337	\$14,561,182
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,670,433	\$15,668,337	\$15,669,335
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,670,433	\$15,668,337	\$14,561,182
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,670,433	\$15,668,337	\$14,561,182

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/11/2013	\$34,058,000	28721-2711	Not exposed to open-market; atypical motivation
06/01/1986	\$550,000	12913-238	Other disqualified

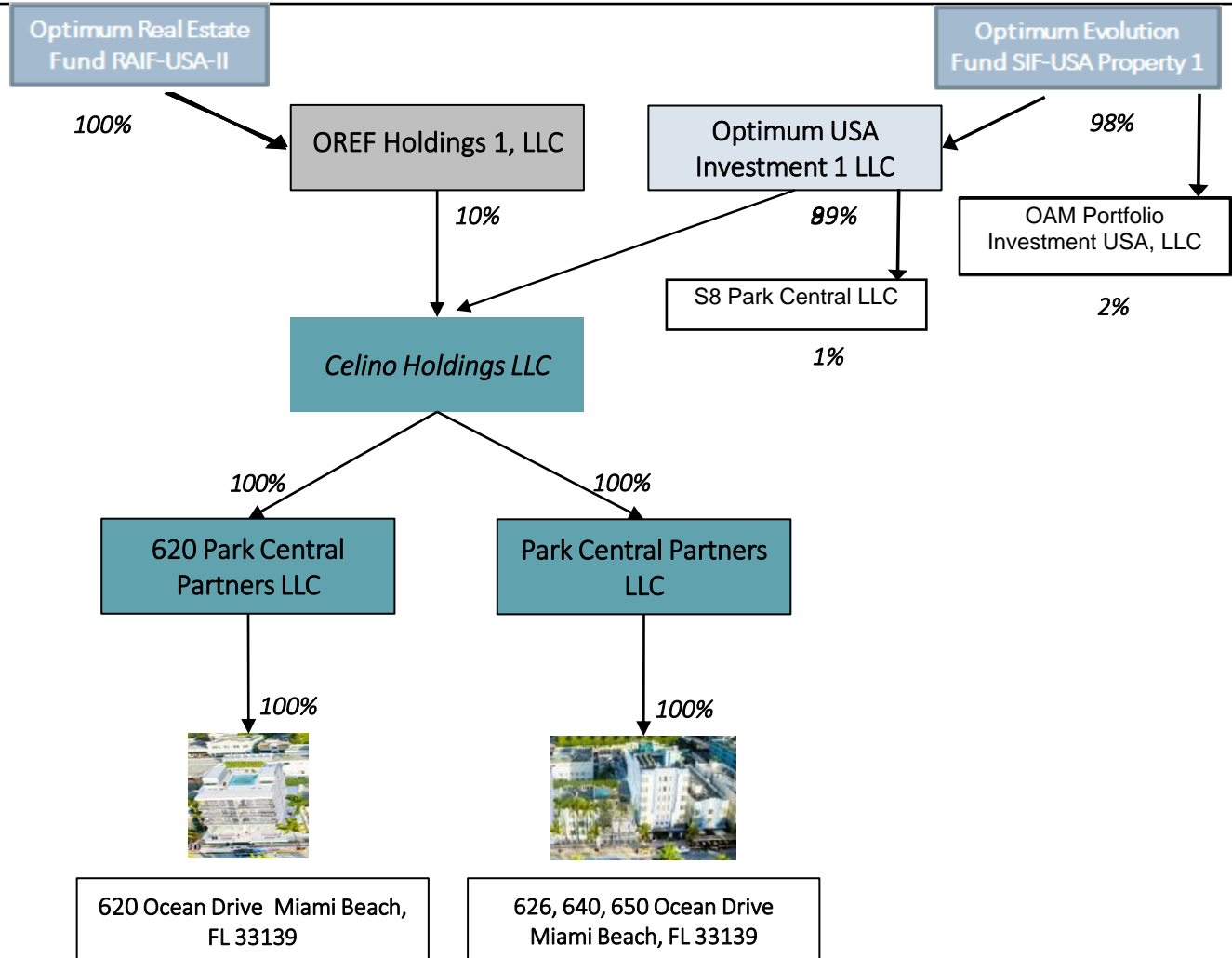
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

PARK CENTRAL PARTNERS AND 620 PARK CENTRAL PARTNERS – 2020

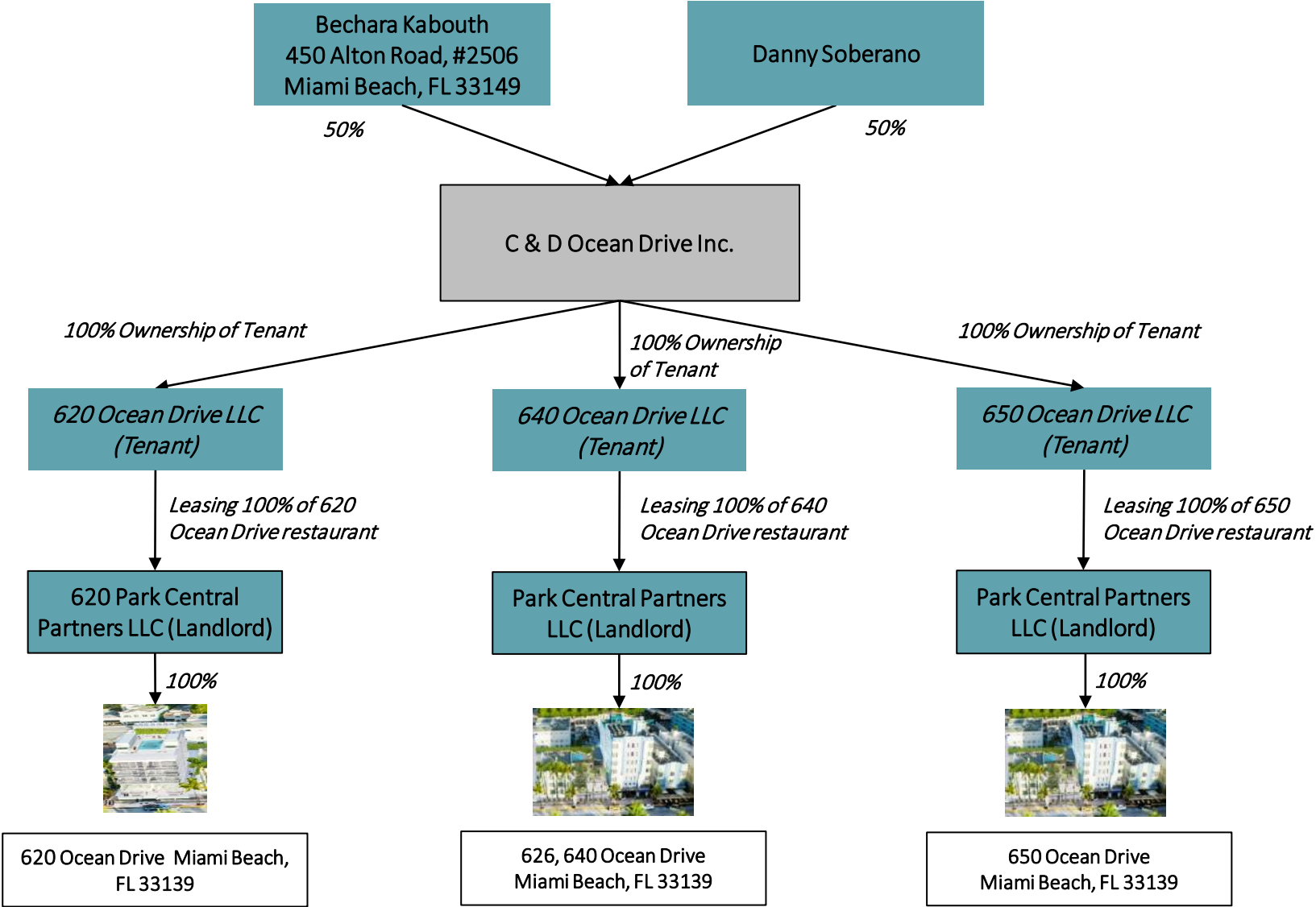
Composite
Exhibit B

Investment structure



RESTAURANTS AT 620, 640 and 650 OCEAN DRIVE - 2020

Tenants/Operators



November 25, 2020

Via electronic correspondence: NickKallergis@miamibeachfl.gov

Nick Kallergis, Esq.
Fist Assistant City Attorney
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: PB20-0411 – Planning Board Modification Application for the Properties Located at 626-650 Ocean Drive, Miami Beach, FL 33139

I, Mike Schoen hereby declare that I am the Director of Optimum Real Estate Fund RAIF-USA II and Director of Optimum Evolution FUND SIF-USA Property I and am thereby authorized to make representations regarding both Funds. At the time of filing this document, Optimum Real Estate Fund RAIF-USA II and Optimum Evolution FUND SIF-USA Property I hereby declare that pursuant to City Code Sec. 2-482(c), all persons holding, directly or indirectly, a five percent or more ownership interest in either Fund have been disclosed as part of the entity disclosure provided as Composite Exhibit B to the Planning Board application, and incorporated herein by reference.

Signed by:



OPTIMUM REAL ESTATE FUND RAIF-USA II

Name Mike Schoen
Title: Director



OPTIMUM EVOLUTION FUND SIF-USA PROPERTY I

Name Mike Schoen
Title: Director

November 9, 2020

Via CSS Electronic Submission

Mr. Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive,
Miami Beach, FL 33139

Re: **PB20-0411- Modification to Condition 2 of Conditional Use Permit PB 16-0089 issued on September 26, 2017 for the Property Located at 626-650 Ocean Drive, Miami Beach, Florida**

Dear Tom:

This law firm represents Park Central Partners, LLC and 620 Park Central Partners, LLC (collectively the "Owners" and/or "Applicant") with respect to a Modification of the Conditional Use Permit granted under PB16-0089 dated September 26, 2017 ("CUP") for the property located at 626-650 Ocean Drive ("Property"). A copy of the recorded CUP is attached hereto as Exhibit "A."

Description of the Property. The Property is approximately 26,000 square feet in size and is located on the west side of Ocean Drive between 6th and 7th Streets. It is Property is situated within the MXE, Mixed Use Entertainment Zoning District, and is also located within the Ocean Drive/ Collins Avenue Local Historic District and the national Miami Beach Architectural District. The Property contains three (3) separate historic hotels, each of which has been independently designated as contributing in the Historic Properties database. It is located directly west of Lummus Park and backs onto Ocean Court.

As previously stated, the Property is comprised of three (3) parcels and contains three (3) historic, contributing, and iconic structures. The Heathcote Apartments (the "Heathcote"), the Park Central Hotel (the "Park Central"), and the Imperial Hotel (the "Imperial").

The Heathcote is located on the southernmost part of the Property. It was designed by B. Kingston Hall and was constructed in 1931. It was originally designed as a twelve (12) unit apartment building and later converted to hotel use.

The Park Central Hotel, which is located in the center of the Property, was designed by renowned architect, Henry Hohaus and constructed in 1937. It was originally constructed with eighty (80) hotel rooms and a dining room which has operated as a restaurant for several decades.



Finally, on the northernmost end of the Property is the Imperial Hotel. It was constructed in 1939 and was designed by famous architect L. Murray Dixon. The Imperial was originally constructed with forty-seven (47) hotel rooms. It also contains a small restaurant located along the Ocean Drive frontage.

These three (3) structures are prominent in their own right and together create part of the famous backdrop recognized around the world as Miami Beach and Ocean Drive. Tony Goldman knew this in 1986 and thereby unified the three sites, to preserve their integrity and operate the three (3) as a hotel with bars and restaurant uses on the site. It was a way of preserving the fabric of the neighborhood.

History of Approvals. The Applicant purchased the Property in 2013. Since then the Applicant has worked to renovate and restore all three hotels on the Property, as well as the outdoor spaces between the Heathcote and the Park Central. Between 2014 and 2017, the Applicant obtained several Certificates of Appropriateness from the Historic Preservation Board for these renovations and has been recognized and honored by the City of Miami Beach Chamber of Commerce for the work done on the Property.

In addition to the Certificates of Appropriateness, as part of the overall renovations of the Property, in 2017, the Applicant also obtained a Conditional Use Permit (CUP) approving a neighborhood impact establishment ("NIE") and outdoor entertainment establishment ("OEE") for the Property. Although no new food and beverage areas were added to the Property, the cumulative occupancy for the food and beverage areas within all three historic structures and the renovated courtyard triggered the NIE. As a result, the NIE was obtained to fully legalize the conditions that existed on the Property for several decades. And, while the Property is not intended to operate as a dance hall, because live music will be played within the courtyard, at ambient levels, Section 142-1361 of the Code was triggered, which regulates entertainment establishments. A full operations plan was submitted as part of the CUP approval in 2017, a copy of which is attached hereto as Exhibit "B."

Request. At the time of the hearing Planning staff and the Board requested detailed information regarding not only the owners of the Property/Applicant, but also the proposed operators for the establishments. The Planning Board wanted to ensure compliance with the CUP and wanted to ensure that a responsible party could be held accountable. As a result, paragraph two (2) of the CUP states:

This Conditional Use Permit is issued to Park Central Partners, LLC as owner, and 640 Ocean Drive, LLC and Ocean Drive Associated, LTD as tenants/operators, of the Neighborhood Impact Establishment and Outdoor Entertainment Establishment consisting of a restaurant, lobby lounge, indoor bar, outdoor courtyard area, outdoor bar, pool deck and pool deck bar. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use.

While the underlying owner and operator entities have not changed since the granting of the CUP, the configuration of the entities and stock ownership has changed. Therefore, in order to comply with condition two (2) of the CUP, the Applicant seeks to modify the CUP to reflect ownership as Park Central Partners, LLC and 620 Park Central Partners, LLC and the operators as 620 Ocean Drive LLC, 640 Ocean Drive, LLC and 650 Ocean Drive LLC. No further modifications are made and the aforementioned owners and operators agree to compliance with all the terms of the CUP issued for PB 16-0089, as well as the conditions outlined in the Operations Plan previously submitted to the Planning Board and attached hereto for reference.

Conclusion. The Applicant requests approval of this Conditional Use Permit, which seeks to comply with condition two (2) of the CUP granted for PB16-0089, by disclosing internal configuration changes to the previously approved owners and operators. This modification does not in any way change the approved uses, but rather seeks to comply with an administrative condition of the CUP. We respectfully request your recommendation of approval of this request. Should you have any questions or comments, please do not hesitate to contact my office.

Sincerely,



Monika H. Entin

ME
Enc.

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

PROPERTY: 626-650 Ocean Drive

FILE NO. PB 16-0089

IN RE: The applicant, Park Central Partners, LLC, requested Conditional Use approval for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment, pursuant to Section 118, Article IV and Section 142, Article V of the City Code.

LEGAL DESCRIPTION: Lots 2, 3, 4 and 5, Block 11 of OCEAN BEACH ADDITION NO. 1, according to the plat thereof recorded in Plat Book 3, Page 11 of the public records of Miami Dade County, Florida.

MEETING DATE: September 26, 2017

CONDITIONAL USE PERMIT

The applicant, Park Central Partners, LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact Establishment and an Outdoor Entertainment Establishment pursuant to Chapter 118, Article IV, and Chapter 142, Article V of the City 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:

That the property in question is located in the MXE, Mixed-Use Entertainment Zoning District;

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

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

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

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

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including 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 applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Park Central Partners, LLC, as owner, and 640 Ocean Dr., LLC and Ocean Drive Associates, LTD as tenants/operators, of the Neighborhood Impact Establishment and Outdoor Entertainment Establishment consisting of a restaurant, lobby lounge, indoor bar, outdoor courtyard area, outdoor bar, pool deck and pool deck bar. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. 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.
4. 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.
5. Final design and details of the proposed courtyard area, outdoor bar, and awnings shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Historic Preservation Board.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. 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:
 - A. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 260 seat project with the criteria listed below:
 - i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 511 persons or any lesser such occupant content as determined by the Fire Marshal.

- ii. The indoor portions of the project may operate until from 7:00 AM until 5:00 AM. The exterior areas, including the front porch, outdoor restaurant seating, pool deck, and courtyard seating may operate from 7:00 AM until 2:00 AM. The accessory outdoor bar counter shall not be operated or utilized between 8:00 PM and 8:00 AM, unless a variance for extended hours is granted by the Historic Preservation Board.
 - iii. Entertainment of any kind shall be prohibited in the outdoor porch and sidewalk café area in the front of the project's three buildings.
 - iv. A DJ may be located within the courtyard as specified on the Site Plan. Music played by a DJ shall be played at an ambient level as background music that will not interfere with normal conversation. The ambient level music played by a DJ may start at 9:00 AM and shall not operate past 2:00 AM, seven days per week.
 - v. As proposed by the applicant, the courtyard area, inclusive of the pool deck, outdoor restaurant seating, and seating areas may have a maximum of two wind or string instruments and a keyboard, whether amplified or non-amplified, which is played at a volume limited by the below condition (vi.)
 - vi. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. 60 day after opening, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review.
 - vii. Televisions shall not be located anywhere in the exterior areas of the property.
- B. The applicant shall comply with the requirements of the Ten Point Plan for Ocean Drive.
- C. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
- D. Delivery trucks shall not be allowed to idle in the loading zone.
- E. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- F. Deliveries and waste collections may occur daily between 7:00 AM and 5:00 PM.
- G. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.

mb

- H. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
 - I. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
 - J. Garbage dumpster covers shall be closed at all times except when in active use.
 - K. Restaurant and bar personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - L. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
 - M. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.
 - N. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - O. Special Events may occur on the premises, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
 - P. Any future sidewalk café shall be subject to Public Works approval and the Ocean Drive Sidewalk Café Design Guidelines, if applicable. Such approvals shall be granted prior to the installation of any sidewalk café furniture, including but not limited to chairs, tables, and umbrellas.
 - Q. The hostess stand, podium and menu board shall be prohibited in the public right of way and should be placed in the front porch area in front of 640 and 650 Ocean Drive. There shall not be any queuing or a staffed podium in front of 626 Ocean Drive.
8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation

- fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
9. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
 10. A Traffic Demand Management (TDM) plan shall be submitted, reviewed and approved by the Transportation Department prior to the issuance of a Business Tax Receipt.
 11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 12. The applicant shall obtain a full building permit within 18 months from the date of the meeting, 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.
 13. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints 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 Permit.
 14. 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 118-194, Code of the City of Miami Beach, Florida.
 15. 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.
 16. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said 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.
 18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

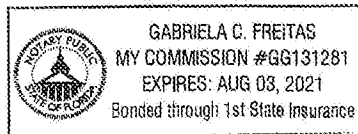
Dated this 5th day of OCTOBER, 2017.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5 day of October, 2017, by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Gabriela C. Freitas
Notary:
Print Name Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: 8-3-21
Commission Number: GG131281

{NOTARIAL SEAL}

Approved As To Form:
Legal Department

Jeffrey Smith 10/5/17

Filed with the Clerk of the Planning Board on for walking (10/5/17)

OPERATIONS PLAN

THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

MIAMI BEACH FLORIDA

Planning Board Submission
First Submission - March 14, 2017

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Concept

The Property's operations will bridge the existing iconic Park Central, Imperial, and Heathcote buildings together with a remodeled courtyard area. Inspired by Miami's modern aesthetics with Floridian accents, Cuban color palette and an intimate interior that pays homage to Ocean Drive of the 1940s. The area will transport guests to a new take on a bygone era of glitz and glamour.

Guests will unwind by the pool in the courtyard, sip Daiquiris at the lobby bar and taste cultural flavors with several dining operations whose innovative approaches will bring a new fine dining establishment to Ocean Drive. Naturally, music, live and recorded, will help set the mood at this iconic location.

Hours of Operation

Indoor Restaurant Operating Hours

Sundays - Wednesdays | 7:00 AM – 1:00 AM

Thursdays – Saturdays | 7:00 AM – 2:00 AM

Outdoor Lounge Area Operating Hours

Sundays - Wednesdays | 10:00 AM – 1:00 AM

Thursdays – Saturdays | 9:00 AM – 2:00 AM

Access

The main guest entrances will be located along Ocean Drive.

STAFFING LEVELS FOR FOOD & BEVERAGE USES

According to the hours of operation applied for under this Conditional Use Permit, the Applicant expects to have two restaurants as well as indoor and outdoor bar counters with the below staffing levels:

SHIFT	NO. OF STAFF
Breakfast	30
Lunch	50
Dinner	70

ACCESS & SECURITY

The Property is located on the west side of Ocean Drive between 6th and 7th Streets, in Miami Beach. Patrons will gain access to the Property through the main hotel entrances at 640 and 650 Ocean Drive.

Once inside, patrons will be able to explore the space and enjoy the ambience. Food will be served on tableware with non-disposable cutlery.

The concept is to have the most refined experience on Ocean Drive from music, to the best dining experience.

Security cameras will overlook the lobby. Additionally, there will be security staff present during the hours of operation. Security staff will assist with the flow of guests into and out of the property.

The number of staff and security personnel will depend on the day-to-day operations and needs of the Property.

PARKING

The property is located on Ocean Drive, which is the heart of Miami Beach.

There is ample off-street parking in the surrounding neighborhood, including several parking lots and garages, and metered on-street self-parking. In fact, there is a City parking garage just west of the Property on Collins Avenue. The Applicant further anticipates that many patrons will arrive by foot or taxi. Valet services will be provided along the Ocean Drive frontage, as they have been historically.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 7:00 AM and 5:00 PM through the designated loading area, which is located along the rear of the property (on the West side), totally within a private back alley area.

Refuse collection will take place between 7:00 AM and 5:00 PM from the same location as has been historically used by the hotel. All refuse will be walked from the back of house areas, out the rear door on the south side of the property, to the street via the back alley.

THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

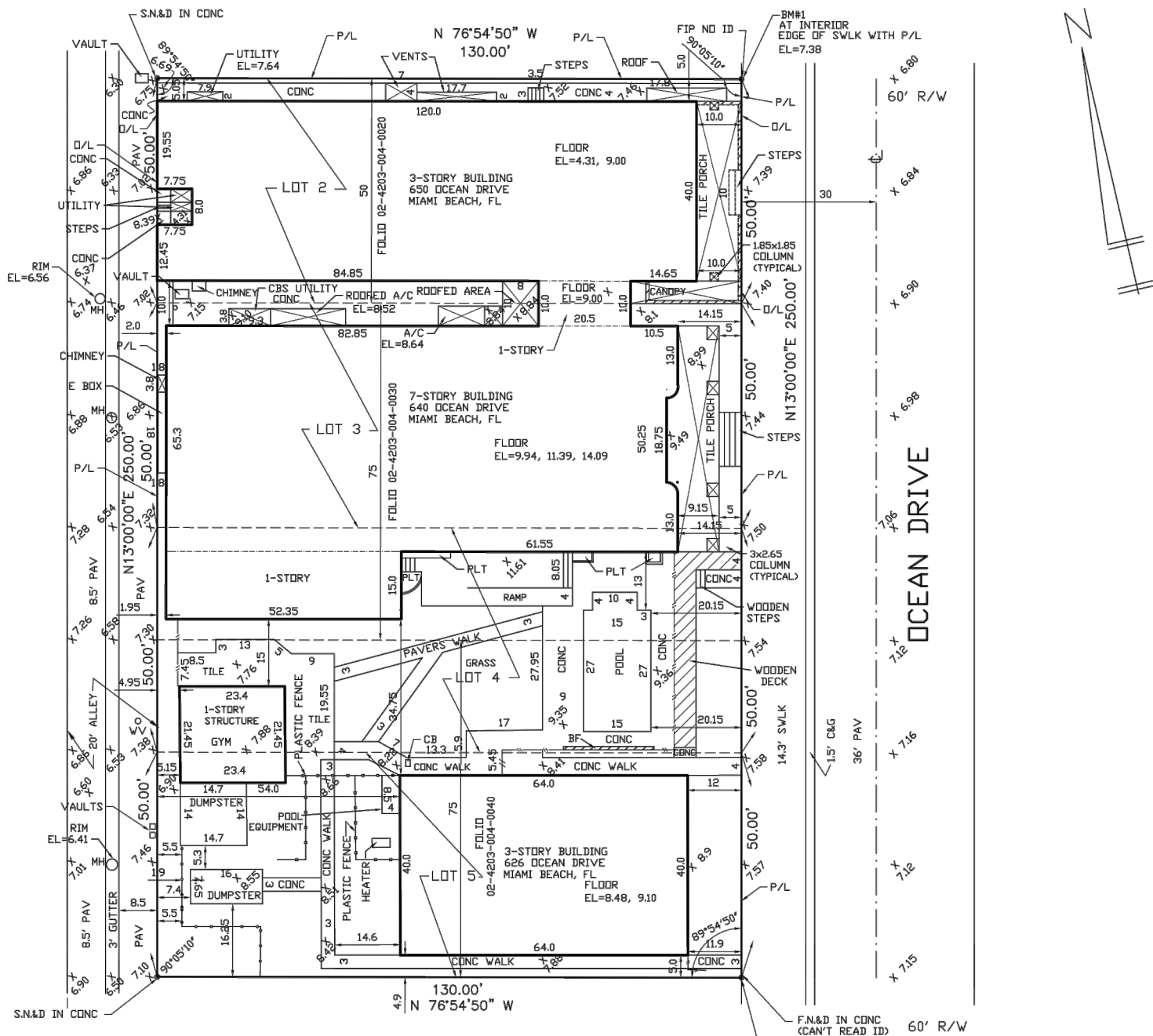
MIAMI BEACH FLORIDA

PLANNING BOARD SUBMITTAL

MARCH 14th 2017

SCOPE OF WORK:

CONDITIONAL USE PERMIT FOR A NEIGHBORHOOD IMPACT ESTABLISHMENT AND OUTDOOR ENTERTAINMENT ESTABLISHMENT



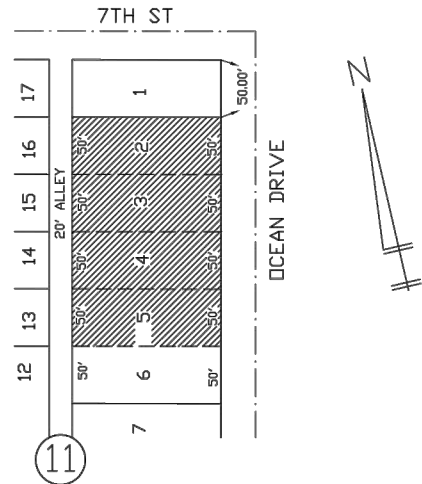
NOTES:
SURVEY FOR CONSTRUCTION OR IMPROVEMENT AND TITLE INSURANCE. THE ACCURACY OBTAINED BY THIS SURVEY WAS 1 FOOT IN 10,000 OR BETTER. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED POSITIONAL ACCURACY OF 0.1 FEET. THIS DRAWING SHALL NOT BE ALTERED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.

ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS
LEGAL DESCRIPTION AS PROVIDED BY CLIENT
UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY
THE NATIONAL FLOOD INSURANCE RATE MAP DATED 9-11-09 DELINEATES THE ABOVE DESCRIBED

LAND TO BE SITUATED WITHIN ZONE AE
BEARINGS ARE ASSUMED ON CENTERLINE OCEAN DRIVE (N13°00'00"E)

FEATURES INTENDED TO BE SURVEYED AND MAPPED
PROPERTY LINES, FENCES, EASEMENTS FROM RECORD PLAT, POLES, BUILDINGS, ROADS AND TRAILS, STREAMS, LAKES, WATERWAYS, RAILROADS, DRIVEWAYS, SIGNS, GENERAL PERMANENT STRUCTURES, ELEVATIONS
FEATURES INTENDED TO BE SURVEYED AND MAPPED AND LEGEND
HH=MANHOLE, CB=INLET, FH=FIREFIRE HYDRANT, VV=VALVE, P/L=PROPERTY LINE, CONC=CONCRETE SLAB, A/C=AIR CONDITIONER
WM=WATER METER, OUL=OVERHEAD UTILITY LINE, SWLK=SIDEWALK, PAV=PAVEMENT, PLT=PLANTER, C&G= CURB & GUTTER
LEGEND FDI=FOUND DRILL HOLE, UE=UTILITY EASEMENT, DME=DRAINAGE AND MAINTENANCE EASEMENT, R/V=RIGHT OF WAY, N.T.S.=NOT TO SCALE, F N&D=FOUND NAIL AND DISK, FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED, SIP=SET 3/4" X 18" IRON PIPE LB4476
P/L=PROPERTY LINE, CL=CLEAR, D/S=OFFSET, CLF=CHAIN LINK FENCE, VF=WOOD FENCE, D/L=DOWN LINE, TEL=TELEPHONE, A/C=AIR CONDITIONER
CBS=CONCRETE BLOCK STRUCTURE, P/V=PARKWAY, R=RAILROAD, A=ANGLE, C=CENTRAL ANGLE, T=TANGENT, A=ARC, CH=CHORD, C=CENTERLINE, DELTA=CENTRAL ANGLE
M/L=MONUMENT LINE, PC=POINT OF CURVATURE, ID=IDENTIFICATION, RES=RESIDENCE, PLT=PLANTER, FB=FOUND 1/2" IRON BAR, FN=FOUND NAIL, VME=WALL MAINTENANCE EASEMENT, B/L=BASE LINE, VP=WOOD POLE, CP=CONCRETE POLE, BF=BLOCK FENCE, LP=LIGHT POLE, BB=BARBECUE
PBL=PLATTED BUILDING LINE, STL=STREET LINE, PC=POINT OF REVERSE CURVATURE, PCO=POINT OF COMPOUND CURVATURE, BBL=BASE BUILDING LINE, ENC=ENCROACHMENT, LV=IRON WORK, RD=RECORD, MEAS=MEASURED, SN&D=SET NAIL AN DISK LB4476 PERMANENT REFERENCE MONUMENT,
BM=BENCH MARK, EL=ELEVATION, SEC=SECTION, POB=POINT OF BEGINNING, PCO=POINT OF COMMENCEMENT, E=ELECTRIC, B=BOLLARD

SKETCH OF SURVEY



LOCATION SKETCH
SCALE=N.T.S.

LEGAL DESCRIPTION

LOTS 2, 3, 4, AND 5 BLOCK 11

SUBDIVISION OCEAN BEACH, FLA. ADDITION NO. 1

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 11
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

626-640-650 OCEAN DRIVE
MIAMI BEACH, FL 33139

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

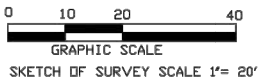
JOSE A. PEREZ
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 2856 STATE OF FLORIDA

ORDER NO. 10-13-11 R 11-13-11

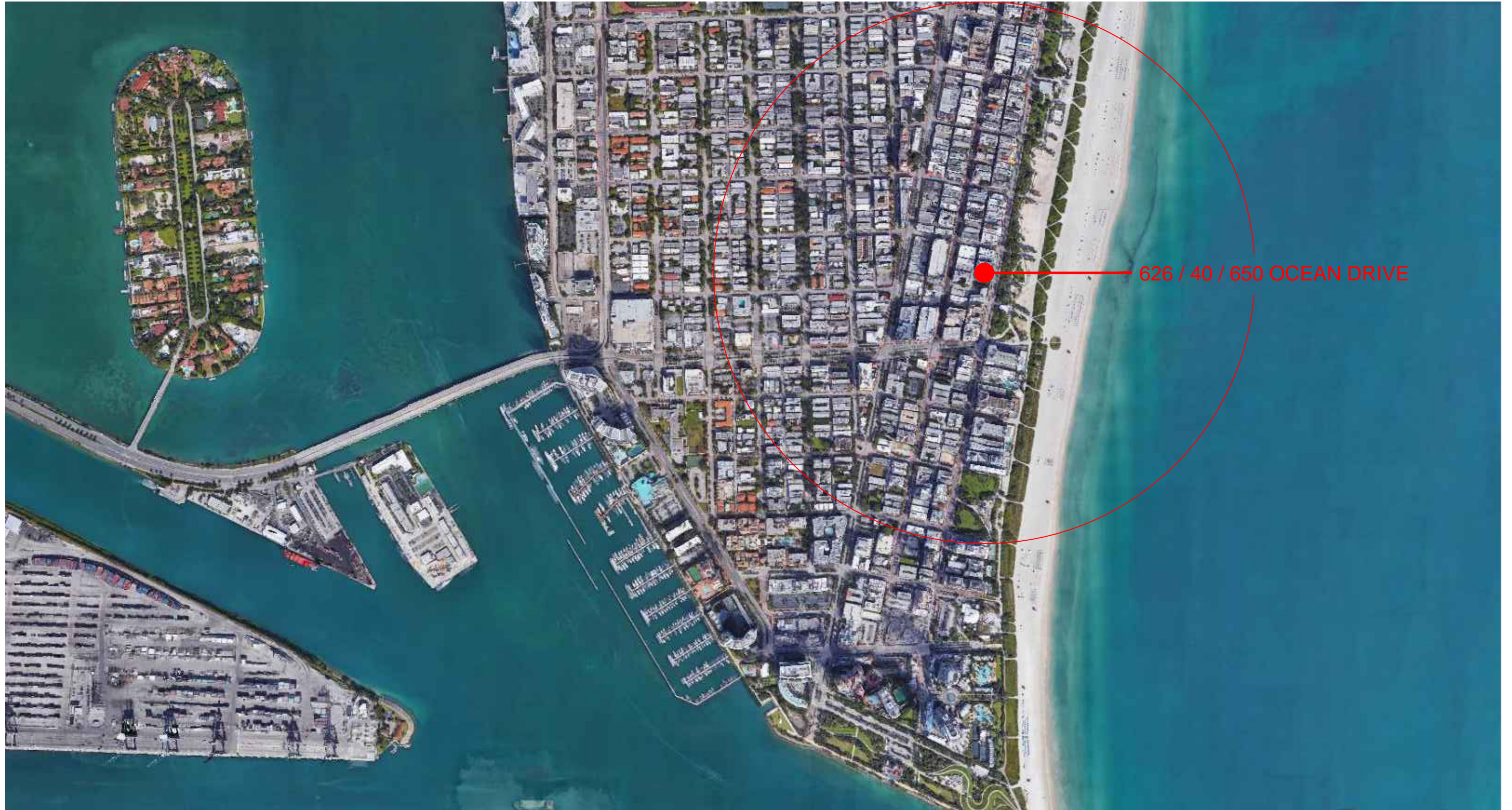
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.

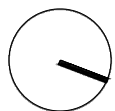
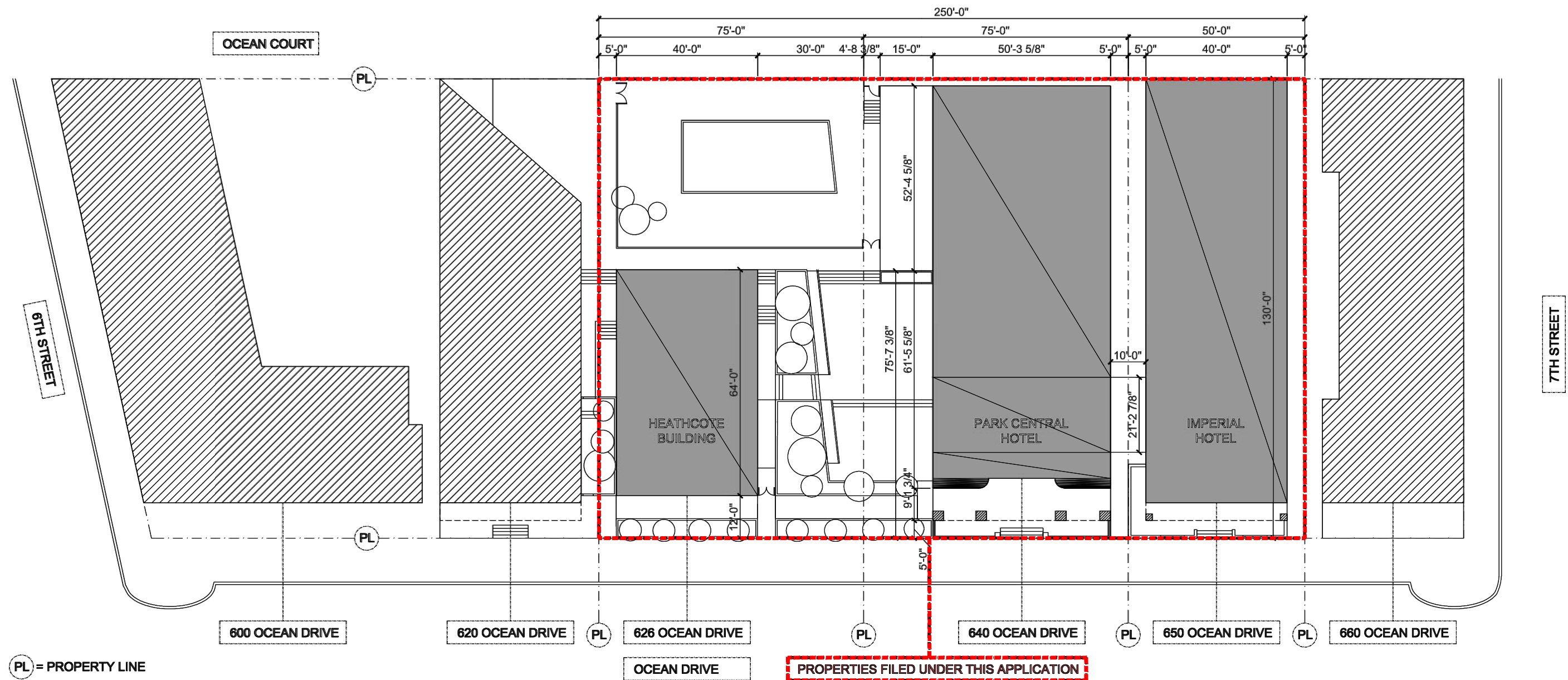
FIELD WORK DATE: 10-9-13
REVISED FIELD WORK DATE: 11-8-13

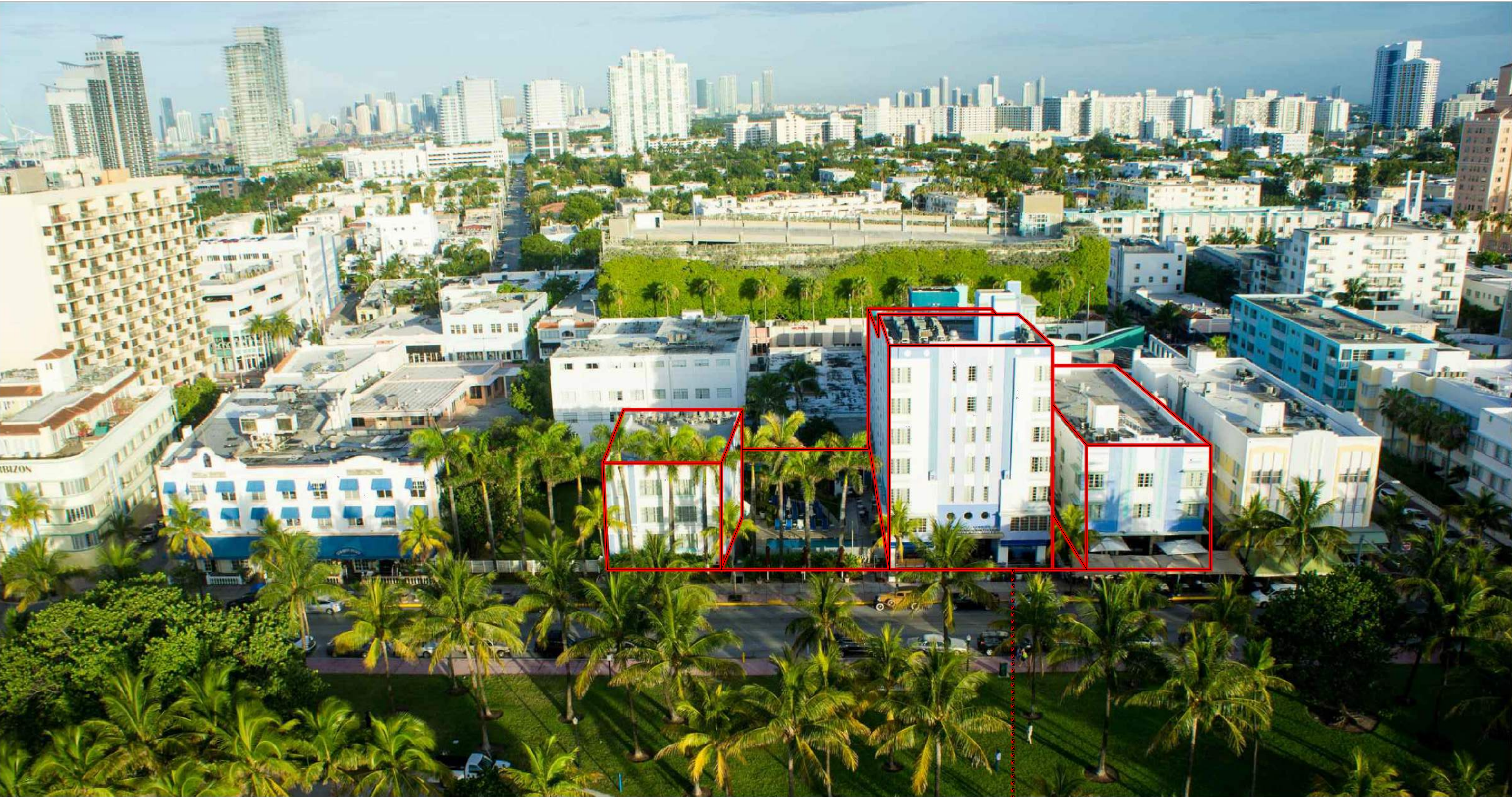
BENCH MARK USED: MIAMI-DADE COUNTY
D-146 EL= 8.84 FEET N.G.V.D. 1929



CONTINENTAL LAND SURVEYORS INC
1700 SW 57TH AVE, SUITE 201
MIAMI, FLORIDA 33155
TELEPHONE: 305-262-1925
E-MAIL: cslsurveyors@aol.com
LB 4476







PROPERTIES FILED UNDER THIS APPLICATION









PROPERTIES FILED UNDER THIS APPLICATION

EXISTING VIEW FROM OCEAN DRIVE



PROPERTIES FILED UNDER THIS APPLICATION

PROPOSED VIEW FROM OCEAN DRIVE



EXISTING VIEW FROM ALLEY

PROPERTIES FILED UNDER THIS APPLICATION

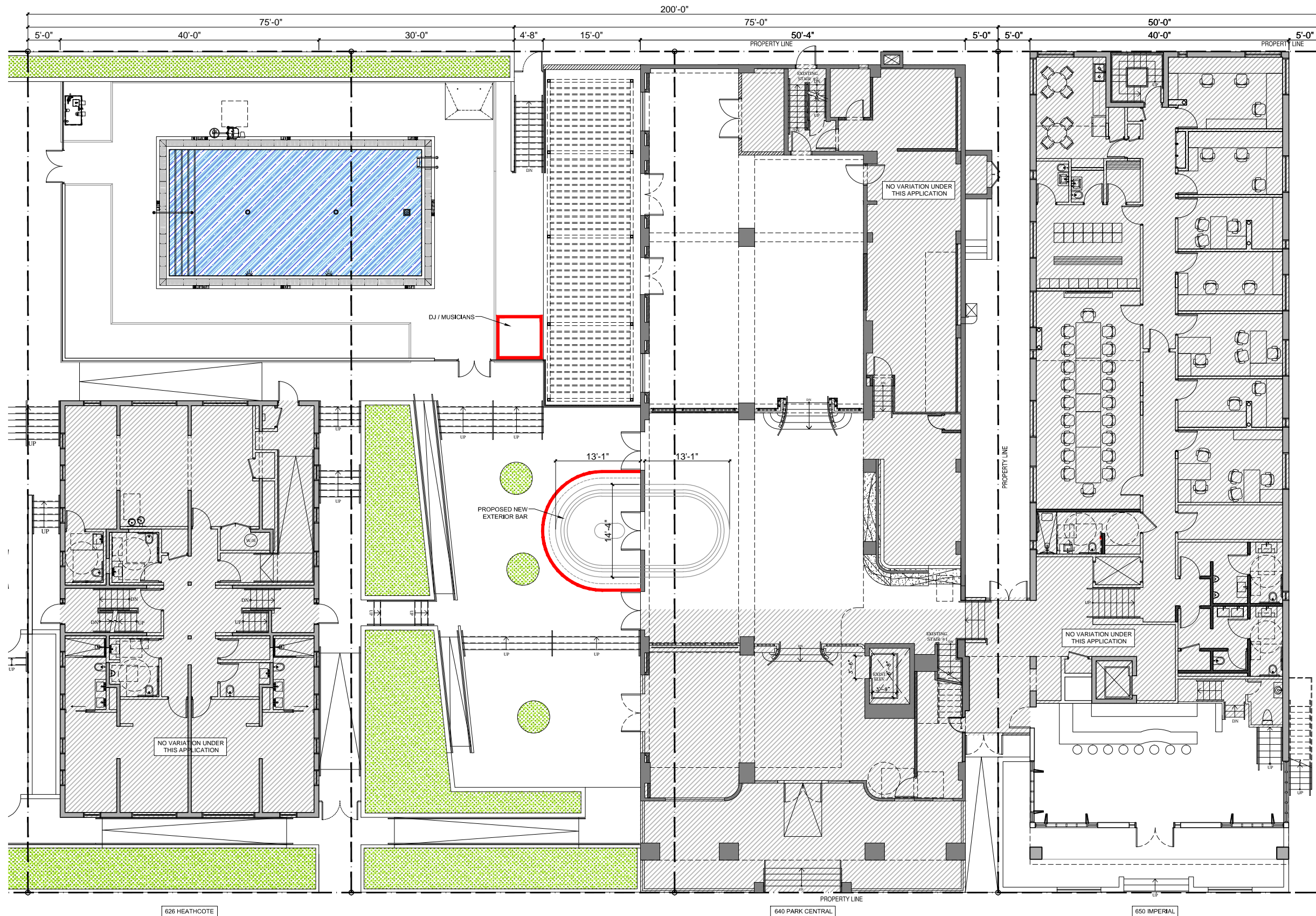


PROPOSED VIEW FROM ALLEY

PROPERTIES FILED UNDER THIS APPLICATION

626/640/650 Ocean Drive, Miami Beach, FL 33139										
ZONING TABULATION										
SITE DATA										
ZONING DISTRICT		MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District								
NET LOT AREA (NLA)		130'-0" X 200'-0"					26,000 S.F.		0.597 ACRE	
		REQUIRED / ALLOWED					REQUIRED		PROVIDED	
LOT COVERAGE		NA					NA		13,984.9 54%	
BUILDING DATA		REQUIRED / ALLOWED					ALLOWED		EXISTING	
FAR 626 OCEAN DRIVE -HEATHCOTE							NA		7,679.9 SF	
FAR 640 OCEAN DRIVE -PARK PLACE									37,118 SF	
FAR 650 OCEAN DRIVE -IMPERIAL									16,043.85 SF	
TOTAL FAR		2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf					52,000 sf		60,841.82 SF	
BUILDING HEIGHT		REQUIRED / ALLOWED					ALLOWED		EXISITING	
FAR 626 OCEAN DRIVE -HEATHCOTE		5 STORIES- 50'-0" FEET					5 STORIES		3 STORIES	
FAR 640 OCEAN DRIVE -PARK PLACE		5 STORIES- 50'-0" FEET					5 STORIES		7 STORIES	
FAR 650 OCEAN DRIVE -IMPERIAL		5 STORIES- 50'-0" FEET					5 STORIES		3 STORIES	
EXISTING BUILDING SET BACKS (SEC. 142-547)		FRONT		SIDE NORTH		SIDE SOUTH		REAR		
FAR 626 OCEAN DRIVE -HEATHCOTE		12'-0"		NA		5'-0"		54'-0"		
FAR 640 OCEAN DRIVE -PARK PLACE		14.15'		NA		NA		1.95'		
FAR 650 OCEAN DRIVE -IMPERIAL		10'-0"		5.05'		NA		0'-0"		
ROOF DECK AREA		NOTES					EXISTING			
ROOF DECK AREA - PARK CENTRAL		Floor immediately below: 6,180.5 sf					2884.20		47%	
HOTEL UNITS		MINIMUM HOTEL UNIT SIZE		AVERAGE UNIT SIZE		UNITS (EXIST. / PROPOSED)		NOTE:		
FAR 626 OCEAN DRIVE -HEATHCOTE		100% >200 SF		545 SF		12 / 8		EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF		
FAR 640 OCEAN DRIVE -PARK PLACE		100% >200 SF		290 SF		80 / 80				
FAR 650 OCEAN DRIVE -IMPERIAL		100% >200 SF		215 SF		35 / 35				
TOTAL						127 / 123				

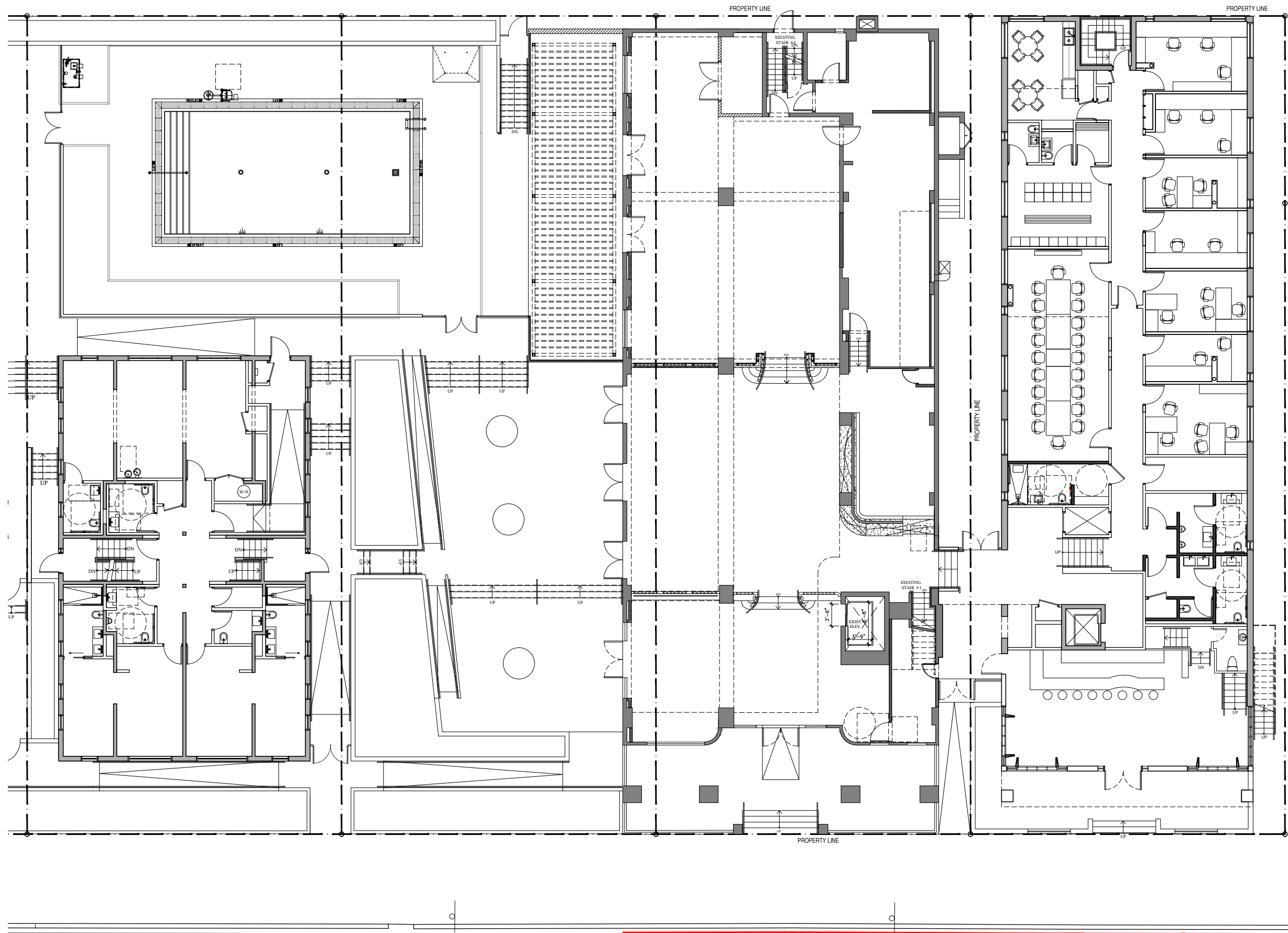
AS PERMITTED_ NO CHANGES PROPOSED



— NEW NEIGHBORHOOD IMPACT ESTABLISHMENTS / OUTDOOR ENTERTAINMENT



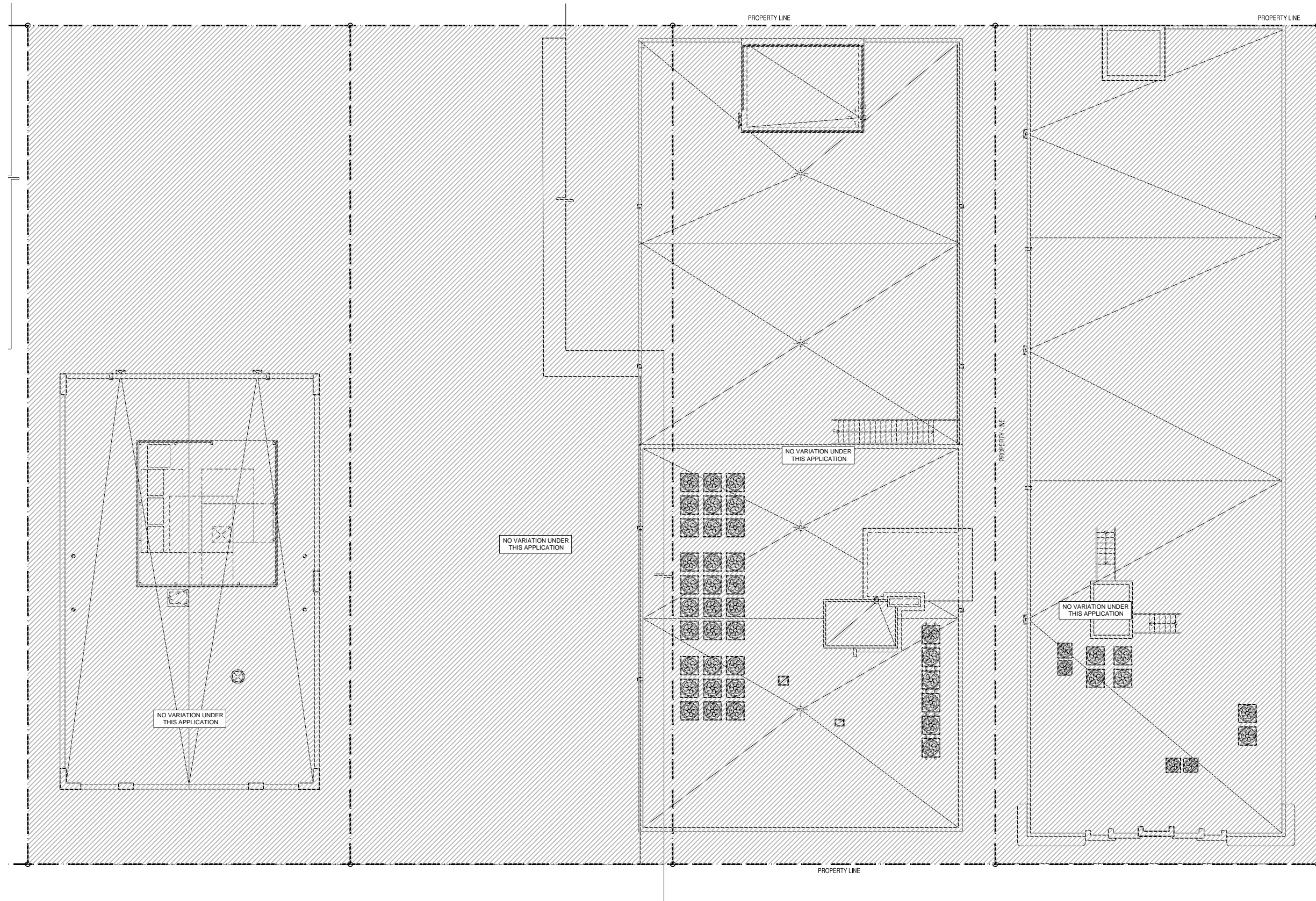
PROPOSED



APPROVED

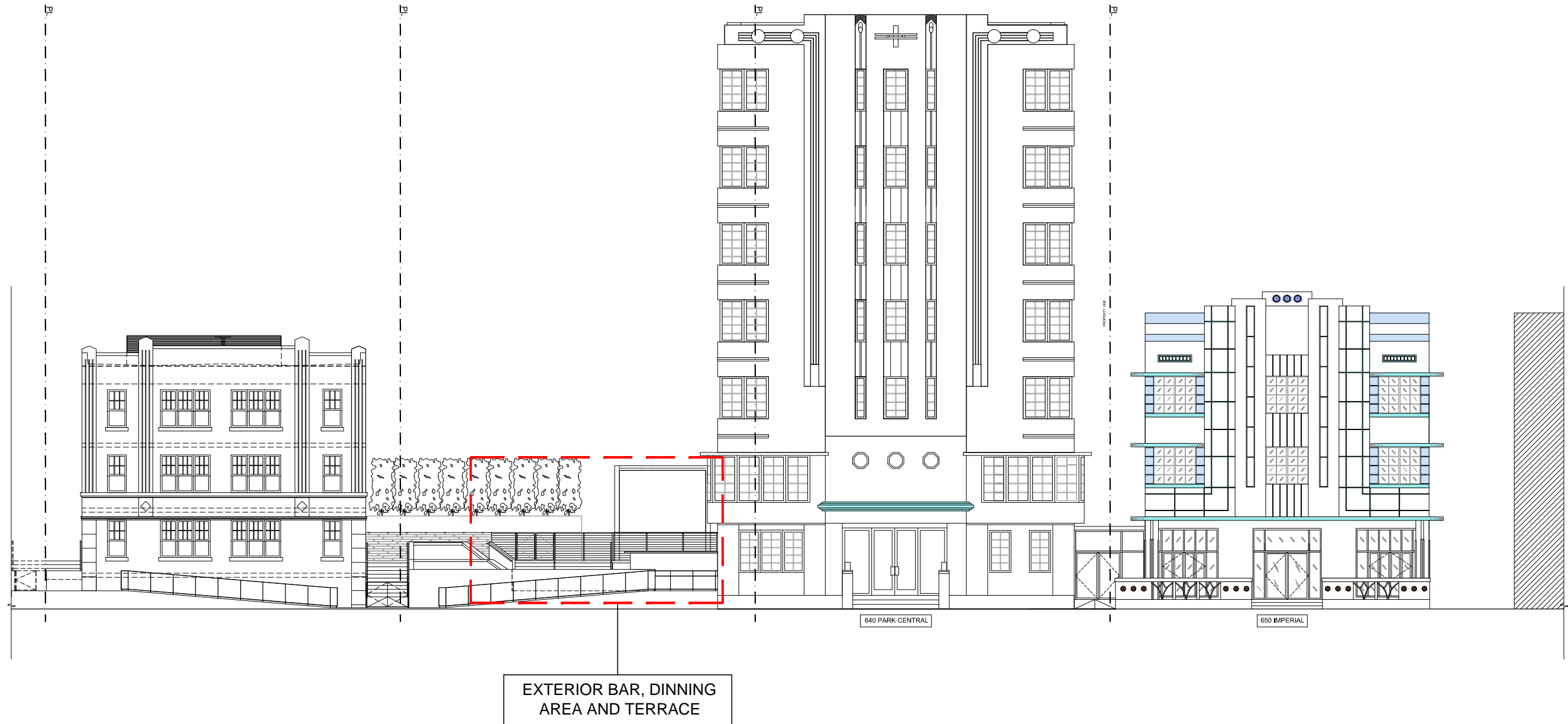


THE PARK CENTRAL HOTEL / MIAMI FLORIDA
1ST FLOOR CONSTRUCTION PLAN_F&B OCCUPANCY
SCALE: 1/16" = 1'-0"



APPROVED











PLAN CORRECTIONS REPORT (PB20-0411)

PLAN ADDRESS: 626 Ocean Dr
Miami Beach, FL 33139

PARCEL: 0242030040040

APPLICATION DATE: 10/29/2020

SQUARE FEET: 0

DESCRIPTION: Modification of paragraph 2 of Conditional Use Permit under PB 16-0089.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Monika Entin	MHE Law PA	633 S. Andrews Avenue Suite 500 Ft. Lauderdale, FL 33301

Plan Review **Version: 1** **Date Received: 11/10/2020** **Date Completed: 11/20/2020**

1. Planning Department Review - Fail

Alejandro Garavito Ph: email: agaravito@miamibeachfl.gov

Comments: SUBJECT: PB20-0411 - 626 Ocean Drive - First Submittal Comments

Staff First Submittal Review Comments:

Comments Issued: Nov 20, 2020 | AG

Tentative PB Meeting Date: 1-26-21

1. Provide Copies of all current or previously active Business Tax Receipts if applicable. *The Property is under construction. There are no active BTRs and none have existed during the 4-year construction period.*

Please provide the above information for Final submittal by November 30, 2020 before 12:00 pm.

Due to the changing conditions resulting from COVID-19, please be advised that applications / items may be moved to a future available agenda. Should your application / item be affected, you will be notified via e-mail.

For the health and safety of our customers and staff, and to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal".

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.

The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal.

The format must be consistent with the instructions titled "Novus Formal Submittal Format Standards".

Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.

Staff will review this Final submission and issue a notice to proceed on December 8, 2020. The final fees will be due by December 10, 2020

2. Planning Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: FINAL SUBMITTAL:

Comments Issued: November 20, 2020

Please have Nick Kallergis from City attorney's office review/approve the disclosure. You can CC me (victor Nunez) in your email.

Disclosure information has been provided to First Assistant City Attorney, Nick Kallergis. Same has been made part of the 11.30.20 Formal Submission File.

The following fees are outstanding (tentative) and will be invoiced by December 8th.

1. Advertisement - \$1,575

2. Board Order Recording - \$106

3. Posting - \$106

4. Courier - \$77

5. Mail Label Fee - \$ 923.10

Total Outstanding Balance = \$ 2,787.10

NOTE: All fees MUST BE PAID by December 10th or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than November 30th 12:00pm Final submittal deadline:

For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload