

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 800 Lincoln Road Board: PB21-0446 Date: 4/29/21

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

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 that five(5) business days prior to CSS First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
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 CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46).	X
6	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.	X
7	Copies of all current or previously active Business Tax Receipts if applicable.	X
8	Copies of previous recorded final Orders if applicable.	X
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	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.	X
11	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
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.	

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*** 30 day lead time from first submittal for projects requiring traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

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h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
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)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
12	Landscape Plans and Exhibits (must be 11"x 17")	
a	Tree Survey	
b	Tree Disposition Plan	
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	
d	Hardscape Plan, i.e. paving materials, pattern, etc.	
e	Landscape lighting	
13	Copy of original Building Permit Card, & Microfilm, if available.	
14	Copy of previously approved building permits. (provide building permit number). Arch.floor plans + Occ loads	X
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	
16	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.	
17	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.	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	
25	Required yards section drawings.	
26	Variance and/or Waiver Diagram.	
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: AG

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31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

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34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	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.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	X
40	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
41	Sound Study report (Hard copy) with 1 CD. + Proposed speaker location	X
42	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths <u>X</u> ____	X
b	# parking spaces & dimensions ____ Loading spaces locations & dimensions <u>X</u> ____	X
c	# of bicycle parking spaces ____	
d	Interior and loading area location & dimensions ____	
e	Street level trash room location and dimensions <u>X</u> ____	X
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	
43	Floor Plan (dimensioned)	X
a	Total floor area	X
b	Identify # seats indoors <u>X</u> outdoors <u>X</u> seating in public right of way <u>X</u> Total <u>X</u> ____	X
c	Occupancy load indoors and outdoors per venue <u>X</u> Total when applicable <u>X</u> ____	X
44	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.	X
45	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
46	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)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
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 Item # 47	
47	Lot Splits	

Indicate N/A If Not Applicable

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a	Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Property Address: _____

Notes: *The applicant is responsible for checking above referenced sections of the Code.*

ITEM #	FINAL SUBMITTAL (via CSS & PAPER) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	Required
48	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 CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	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.	X
54	Traffic Study (Hard copy)	
55	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. **** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**
- C. **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'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **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.**

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F. 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)

Adrienne Noto, Esq.

/s/ Adrienne Noto, Esq.

05.10.2021

Applicant's or designee's Name

Applicant's or designee's signature

Date

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 PB21- 0446 f/k/a PB20-0391 f/k/a PB18-0253		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 <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <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 <input checked="" type="checkbox"/> Modification of existing Board Order		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 type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 800 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33139			
FOLIO NUMBER(S) 02-3234-002-0320			
Property Owner Information			
PROPERTY OWNER NAME SOUTH BEACH TRISTAR 800 LLC			
ADDRESS 590 MADISON AVENUE, 21ST FLOOR		CITY NEW YORK	STATE NEW YORK
ZIP CODE 10022			
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Applicant Information (if different than owner)			
APPLICANT NAME MILA FLORIDA LLC			
ADDRESS 800 LINCOLN ROAD		CITY MIAMI BEACH	STATE FLORIDA
ZIP CODE 33139			
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST MODIFICATION OF THE CONDITIONAL USE PERMIT ISSUED UNDER PLANNING BOARD FILE NO. PB18-0253. SEE ALSO LETTER OF INTENT.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" 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.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME TODD TRAGASH, STA ARCHITECTURAL GROUP		<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 3526 NORTH MIAMI AVENUE		CITY MIAMI	STATE FLORIDA
			ZIPCODE 33127
BUSINESS PHONE (305) 571-1811 EXT. 204	CELL PHONE N/A	EMAIL ADDRESS TODD@STAARCHITECTURALGROUP.COM	
Authorized Representative(s) Information (if applicable)			
NAME JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 600 BRICKELL AVENUE, SUITE 3600		CITY MIAMI	STATE FLORIDA
			ZIPCODE 33131
BUSINESS PHONE (305) 789-2732	CELL PHONE N/A	EMAIL ADDRESS JAMES.RAUH@GMLAW.COM	
NAME ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 600 BRICKELL AVENUE, SUITE 3600		CITY MIAMI	STATE FLORIDA
			ZIPCODE 33131
BUSINESS PHONE (305)789-2733	CELL PHONE N/A	EMAIL ADDRESS ADRIENNE.NOTO@GMLAW.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	

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
GREGORY GALY, MANAGER OF MILA
FLORIDA LLC

PRINT NAME

4/29/21

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, 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 Dade

I, GREGORY GALY
MANAGER (print title) of MILA FLORIDA 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

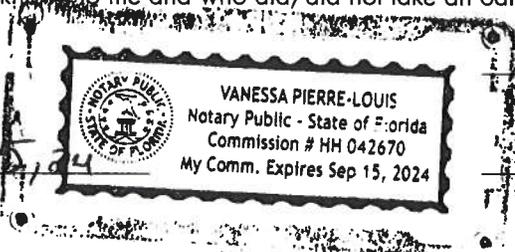
Sworn to and subscribed before me this 20th day of April, 2021. The foregoing instrument was acknowledged before me by GREGORY GALY, who has produced FL 01 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: SEP 15, 2024

Vanessa Pierre-Louis
PRINT NAME



SIGNATURE

NOTARY PUBLIC
Vanessa Pierre-Louis
PRINT NAME

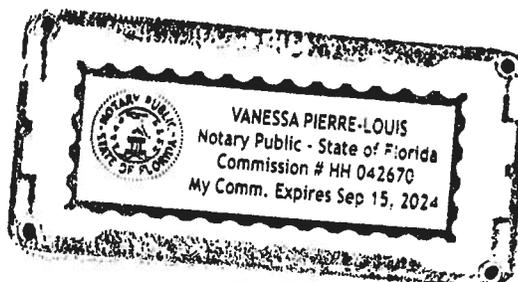
Alternate Owner Affidavit for Corporation, Partnership, or Limited Liability Company– Gregory Galy

STATE OF Florida,
COUNTY OF Dade)^{SS}

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 29 day of April, 2021, by **GREGORY GALY, MANAGER of MILA FLORIDA LLC**, who appeared by means of physical presence or online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL DL as identification.

Vanessa Pierre-Louis

NOTARY PUBLIC, State of FL at Large



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, 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 New York

COUNTY OF New York

I, DAVID EDELSTEIN, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of SOUTH BEACH TRISTAR 800 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 27th day of APRIL, 2021. The foregoing instrument was acknowledged before me by DAVID EDELSTEIN, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified in Nassau County
My Commission Expires 05-31-2022

NOTARY PUBLIC

My Commission Expires: 5/31/22

PRINT NAME

Alternate Owner Affidavit for Corporation, Partnership, or Limited Liability Company— David Edelstein

STATE OF New York
COUNTY OF New York) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 27th day of APRIL, 2021, by **DAVID EDELSTEIN, MANAGER of SOUTH BEACH TRISTAR 800 LLC**, who appeared by means of physical presence or online notarization, at the time of notarization, and who is _____ personally known to me or who has produced _____ as identification.



NOTARY PUBLIC, State of New York at Large

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified in Nassau County
My Commission Expires 05-31-2022

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Oade

I, GREGORY GALY, being first duly sworn, depose and certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize GREENSPOON MARDER LLP 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.

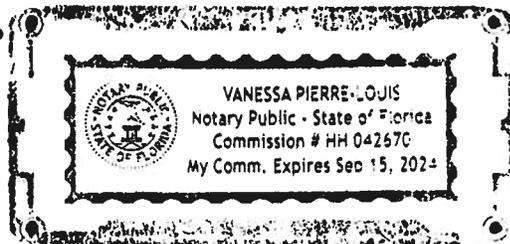
GREGORY GALY, MANAGER OF MILA FLORIDA LLC

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29th day of April, 2021. The foregoing instrument was acknowledged before me by GREGORY GALY, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

SEP 15, 2024

[Signature]
NOTARY PUBLIC

PRINT NAME
Vanessa Pierre-Louis

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
<hr/>	<hr/>

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.

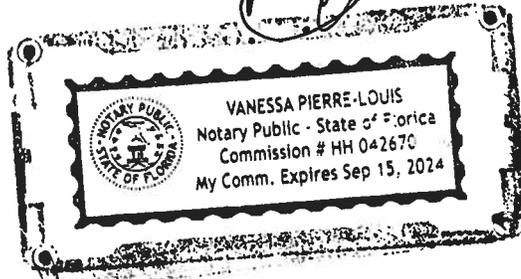
Power of Attorney Affidavit – Gregory Galy

STATE OF Florida)
COUNTY OF Dade)^{SS}

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 29 day of April, 2021, by **GREGORY GALY, MANAGER of MILA FLORIDA LLC**, who appeared by means of physical presence or online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL DL as identification.

Vanessa Pierre-Louis

NOTARY PUBLIC, State of FL at Large



POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, **DAVID EDELSTEIN**, 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 MILA FLORIDA LLC & GREENSPOON MARDER LLP 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.

DAVID EDELSTEIN, MANAGER OF SOUTH BEACH TRISTAR 800 LLC

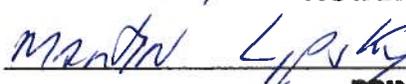
PRINT NAME (and Title, if applicable)


SIGNATURE

Sworn to and subscribed before me this 27th day of April, 2021. The foregoing instrument was acknowledged before me by DAVID EDELSTEIN, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01L14622368
Qualified in Nassau County
My Commission Expires 05-31-2022


NOTARY PUBLIC

PRINT NAME

My Commission Expires: 07/31/22

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.

NOT APPLICABLE

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.

Power of Attorney Affidavit – David Edelstein

STATE OF New York)
COUNTY OF New York) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 27th day of April, 2021, by **DAVID EDELSTEIN, MANAGER of SOUTH BEACH TRISTAR 800 LLC**, who appeared by means of physical presence or online notarization, at the time of notarization, and who is _____ personally known to me or who has produced _____ as identification.



NOTARY PUBLIC, State of New York at Large

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified in Nassau County
My Commission Expires 05-31-2022

**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.

MILA FLORIDA LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

PLEASE SEE ATTACHED EXHIBIT "B"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SOUTH BEACH TRISTAR 800 LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

PLEASE SEE ATTACHED EXHIBIT "C"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

NOT APPLICABLE

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
JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FLORIDA 33131	(305) 789-2732
ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FLORIDA 33131	(305) 789-2733

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 Dade

I, GREGORY GALY, 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]
SIGNATURE

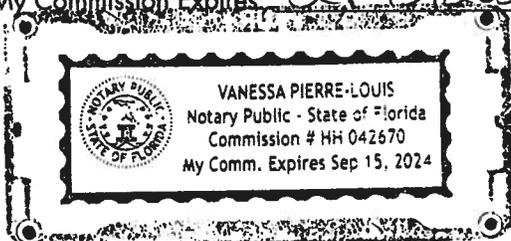
Sworn to and subscribed before me this 29th day of April, 2021. The foregoing instrument was acknowledged before me by GREGORY GALY, who has produced FD DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: SEP 15, 2024

Vanessa Pierre-Louis
PRINT NAME



Applicant Affidavit – Gregory Galy

STATE OF Florida,
COUNTY OF Dade)^{SS}

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 29 day of April, 2021, by **GREGORY GALY, MANAGER of MILA FLORIDA LLC**, who appeared by means of physical presence or online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL DL as identification.

Vanessa Pierre-Louis
NOTARY PUBLIC, State of FL at Large

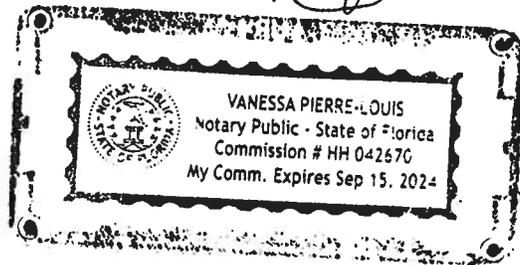
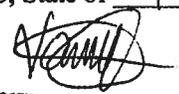


EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK 49, LINCOLN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "B"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

MILA FLORIDA LLC*¹

CORPORATION NAME	
<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
MILA FLORIDA LLC	
Mila Group LLC 800 Lincoln Road Miami Beach, Florida 33139	100%
MILA GROUP LLC	
Gregory Galy	37.57%
Sebastien Gault	2.43%
Holding Pages	5.00%
Brigitte Pages	1.00%
SAS Soldiese	5.00%
Sofinvent Inc.	4.00%
Degaro USA Inc.	0.30%
Richard Galy	2.00%
Gregory Galy	1.50%
Sebastien Gault	1.00%

¹ Mila Florida LLC, a Delaware limited liability company known as Mila Miami, LLC

Hardeep Birdi	1.00%
UL Holdings LLC	15.00%
Plantower LLC	2.00%
Ocean Blue Capital I LLC V	8.40%
Livingston LA LLC	2.70%
Livingston LI LLC	2.00%
Hurt Family Partnership LTD.	1.00%
Mosler Holdings LLC	2.00%
Matt & Chris Wideman	0.50%
Christian Galfre	2.50%
OFL Invest LLC	1.00%
PPN International LLC	1.00%
Beir Group LLC	0.50%
Glacier Equities LLC	0.60%
HOLDING PAGES	
Serge Pages	100.00%
SAS SOLDIESE	
Anny Courtade	100.00%
SOFINVENT INC.	
Edouard Dogramacyian	50.00%
Remy Fillon	50.00%
DEGARO USA INC.	
Edouard Dogramacyian	100.00%
UL HOLDINGS LLC	
Leo Ducroix	100.00%

PLANTOWER LLC

Philippe Milliet 100.00%

OCEAN BLUE CAPITAL I LLC V

Ulrike K. Hemmerich 2016 Trust 100.00%

LIVINGSTON LA, LLC

Jan Hemmerich 2019 Trust 100.00%

LIVINGSTON LI, LLC

Till T. Hemmerich 2019 Trust 100.00%

HURT FAMILY PARTNERSHIP LTD.

J.L. Hurt 100.00%

MOSLER HOLDINGS LLC

Michael H. Mosler 100.00%

OFL INVEST LLC

Olivier Flament 100.00%

PPN INTERNATIONAL LLC

Richard Canale Parola 100.00%

BEIR GROUP LLC

Antonio Bechara 100.00%

GLACIER EQUITIES LLC

Sarah McClane 50.00%

Brock McClane 50.00%

ULRIKE K. HEMMERICH 2016 TRUST

Trustee: Brock McClane

Grantor/Settlor: Ulrike K. Hemmerich

The Ulrike K. Hemmerich 2016 Trust has no vested beneficiaries. The Ulrike K. Hemmerich 2016 Trust has discretionary potential beneficiaries.

JAN HEMMERICH 2019 TRUST

Trustee: Brock McClane

Grantor/Settlor: Jan H. Hemmerich

The Jan Hemmerich 2019 Trust has no vested beneficiaries. The Jan Hemmerich 2019 Trust has discretionary potential beneficiaries.

TILL T. HEMMERICH 2019 TRUST

Trustee: Brock McClane

Grantor/Settlor: Till H. Hemmerich

The Till T. Hemmerich 2019 Trust has no vested beneficiaries. The Till T. Hemmerich 2019 Trust has discretionary potential beneficiaries.

EXHIBIT "C"

DISCLOSURE OF INTEREST

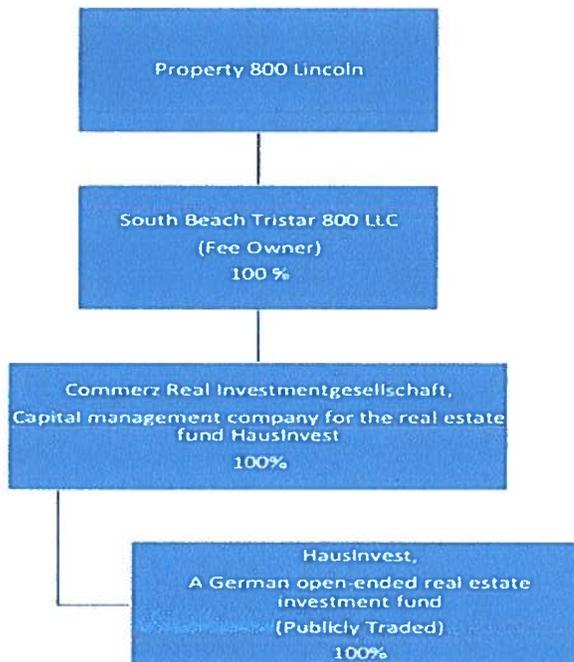
1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

SOUTH BEACH TRISTAR 800 LLC

CORPORATION NAME

Disclosure of Interest – South Beach Tristar 800 LLC





rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 29, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 800 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0320

ABBREV. LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOTS 7 & 8 BLK 49 - Please see boundary survey for full Legal Description

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

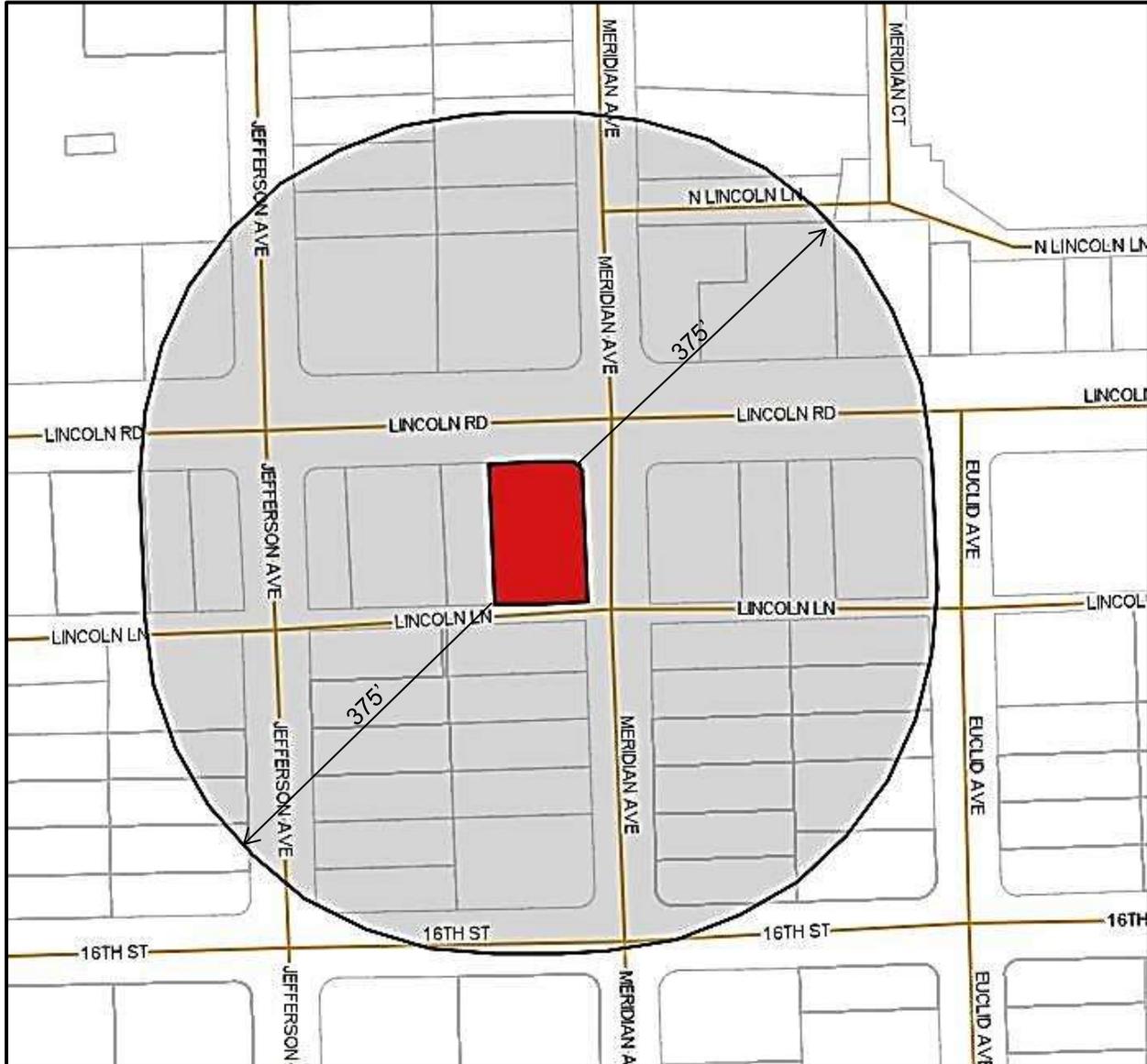
Total number of property owners without repetition: **211, including 10 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 800 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0320

ABBREV. LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOTS 7 & 8 BLK 49 - Please see boundary survey for full Legal Description

Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3500 DE MAISONNEUVE BLVD WEST 1650	WESTMOUNT QC H3Z 3C1			CANADA
ALBAN COLSON	164 AVENUE DU DIX SEPTEMBRE	L2550			LUXEMBOURG
ANGELA DE MARIO	V FEDERIGO ENRIQUE 2 VALENZANOBA	BARI 70010			ITALY
ENRIQUE BENET GREGG	PRADO SUR 435	MEXICO DF 11000			MEXICO
JOAO BOSCO CABRAL CO CJ LAW MARIA EMILIA MALDAUN CABRAL	RUA MARINA CINTRA 34 JARDIN EUROPA	01446-060 SAO PAULO SP			BRAZIL
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
MANUELE MAZZI	VIA ARIANA 116	VELLETRI ROMA 00049			ITALY
MERIDIAN 1619 INC	350 LOUVAIN WEST 500	MONTREAL QC H2N 2E8			CANADA
MICHAEL PATRICK CASSABON LUC BRADET	2406 11 CHARLOTTE ST	TORONTO ON M5V0M6			CANADA
PATRICIA INHAIA	RUA DOS NEGOCIANTES N19	TAIPA VILLAGE			MACAU
1614 MERIDIAN LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC	660 MADISON AVE	NEW YORK	NY	10065	USA
730 CORPORATION	1665 WASHINGTON AVE PH	MIAMI BEACH	FL	33139	USA
738 LINCOLN ROAD LLC C/O COMRAS COMPANY	1261 20 ST	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 TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRICAP	590 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
ALAN ALBERTO VISAGGIO	1601 MERIDIAN AVE 206	MIAMI BEACH	FL	33139	USA
ALBERTO C MESA	1617 JEFFERSON AVE 201	MIAMI BEACH	FL	33139	USA
ALMIDOPIA LLC	1606 JEFFERSON AVE 6	MIAMI BEACH	FL	33139	USA
AMERICA NANDWANI & H PREMNATH D	1621 BAY RD #402	MIAMI BEACH	FL	33139-3250	USA
ANDREA ROBERTA FRANKLIN TRS ANDREA ROBERTA FRANKLIN REV TRS	6865 NW 169 ST E	HIALEAH	FL	33015	USA
ANSELMO MESSA	90 ALTON RD # 1502	MIAMI BEACH	FL	33139	USA
ANSGAR LUBBEHUSEN ANETTE LOTHRINGEN	848 BRICKELL KEY DR #2402	MIAMI	FL	33131	USA
AP ENTERPRISES OF MIAMI BEACH LLC	871 NW 81 TER	PLANTATION	FL	33324	USA
APCNYASOC LLC	1549 NE 123 ST	MIAMI BEACH	FL	33161	USA
ARMAGNAC LLC	110 WASHINGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ARMAND LE BEAU	1605 MERIDIAN AVE UNIT 301	MIAMI BEACH	FL	33139-2846	USA
AUDRIUS CRITCHLEY	1605 MERIDIAN AVE 404	MIAMI BEACH	FL	33139	USA
BAMAX CORP	1444 BISCAYNE BLVD #306	MIAMI	FL	33132	USA
BAMAX CORP	1619 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
BARBARA LOCOCO LARA LOCOCO	4747 COLLINS AVE 914	MIAMI BEACH	FL	33140	USA
BARFLY INVESTMENT LLC CO TORRES AND VADILLO LLP	11402 NW 41 ST STE 202	MIAMI	FL	33178	USA
BENJAMIN NASON HAMLIN CYRA AKILA CHOUDHURY	43 U STREET NORTHWEST	WASHINGTON	DC	20001	USA
BIRI 3 US LLC	3901 NW 79 AVE STE 104	MIAMI	FL	33166	USA
BLESH INC	201 S BISCAYNE BLVD STE 800	MIAMI BEACH	FL	33131	USA
BRENDA BOYD EST OF	17230 SW 65TH CT	SW RANCHES	FL	33331-1741	USA
BREQUIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
BRUNSWICK IMMOBILIER LLC	5500 OAKWOOD LN	CORAL GABLES	FL	33156-2110	USA
BULLDOG 69 LLC	230 WEST 41 ST 15TH FLR	NEW YORK	NY	10036	USA
BULLDOG 69 LLC	405 PARK AVE #802	NEW YORK	NY	10022	USA
CALLA REAL ESTATE INC	3370 MARY ST	MIAMI	FL	33133	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARLOS MARTINEZ	1605 MERIDIAN AVE #501	MIAMI BEACH	FL	33139-2845	USA

CARMEN L TORRES MARIA E MENENDEZ	10300 SW 135 CT	MIAMI	FL	33186	USA
CARMEN T REYES TRS CARMEN T REYES TRUST	1617 JEFFERSON AVE 402	MIAMI BEACH	FL	33139	USA
CAROLA USA CORP	5743 HOLLYWOOD BLVD	HOLLYWOOD	FL	33021	USA
CECILIA M OLAVARRIA	1605 MERIDIAN AVE UNIT 304	MIAMI BEACH	FL	33139-2846	USA
CHAKU LLC	925 NE 95 ST	MIAMI SHORES	FL	33138	USA
CIRCLE BENEFIT CORP	1000 5 ST SUITE 229	MIAMI BEACH	FL	33139	USA
CITIMORTGAGE INC C/O CENLAR FSB ATTN FC DEPT	425 PHILLIPS BLVD	EWING	NJ	08618	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR 4TH FL	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
CLPJSK LLC	4201 COLLINS AVE 2202	MIAMI BEACH	FL	33140	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
COMOLAKES LLC	14721 SW 87 PL	MIAMI	FL	33176	USA
DAISY M LEON	1615 MERIDIAN AVE UNIT 402	MIAMI BEACH	FL	33139	USA
DANIEL J FRANCIS HERBERT CARRILLO	1615 MERIDIAN AVE 401	MIAMI BEACH	FL	33139	USA
DANILO BOSKOVIC	1615 MERIDIAN AVE 502	MIAMI BEACH	FL	33139	USA
DAVANESS LLC	2292 CORAL WAY	CORAL GABLES	FL	33145-3509	USA
DELFORD JOEL CALLMAN EMILY A CALLMAN	1614 EUCLID AVE #22	MIAMI BEACH	FL	33139	USA
DELVAI USA LLC	7915 EAST DR 1	NORTH BAY VILLAGE	FL	33141	USA
DERK LLC C/O CHRISTIAN SANTUCHO	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
DERK LLC	14334 BISCAYNE BLVD	NORTH MIAMI	FL	33181	USA
DEX INTERNATIONAL CORP	3390 MARY ST STE 116	MIAMI	FL	33133	USA
DIANA M PEREZ	1601 MERIDIAN AVE 208	MIAMI BEACH	FL	33139	USA
DIMER GIOVANNONI &W COSETTA SARA GIOVANNONI JTRS	1605 MERIDIAN AVE #204	MIAMI BEACH	FL	33139	USA
DORINA G GORMAN EVAN K GORMAN	4188 N CLARENDON AVE 1N	CHICAGO	IL	60613	USA
DOUBLEPINVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
EMKER USA LLC	1680 MICHIGAN AVE SUITE 910	MIAMI BEACH	FL	33139	USA
ENLACE N & C LLC	110 WASHINGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ERIKA SOBE LLC	8301 NW 197 ST	HIALEAH	FL	33015	USA
ERNESTO J MUNOZ LUZ MARINA LONDONO	3419 WALLINGTON AVE N #9	SEATTLE	WA	98103	USA
EUCLID 1610 INC	235 LINCOLN ROAD STE 310	MIAMI BEACH	FL	33139	USA
EUCLID 206 LLC	1600 EUCLID AVE # 206	MIAMI BEACH	FL	33139	USA
EUSOLULU LLC	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
EVELYN MIAMI INC C/O ELEONORA DEPALMA PA	PO BOX 190026	MIAMI	FL	33139	USA
FEDERICA VAGINARY D EMARESE C/O ELEONORA DEPALMA PA	PO BOX 190026	MIAMI BEACH	FL	33139	USA
FEIVEL BEACH REALTY LLC C/O GREG HERSOKOWITZ ESQ	9100 S DADELAND BLVD 908	CORAL GABLES	FL	33156	USA
FIFTH ELEMENT INVEST LLC	1619 JEFFERSON AVE 4	MIAMI BEACH	FL	33139	USA
FLAMINGO VICE CORP	3370 MARY ST	MIAMI	FL	33133	USA
FRANK RANDON	1616 EUCLID AVE #14	MIAMI BEACH	FL	33139	USA
FREDERIC RIBIERAS	1606 JEFFERSON AVE 9	MIAMI BEACH	FL	33139	USA
GARRICK J EDWARDS MIA MARCIA ROMERO	1614 EUCLID AVE #34	MIAMI BEACH	FL	33139	USA
GEMMA 3 LLC	18628 SW 50 CT	MIRAMAR	FL	33029	USA
GENEFIN USA CORP	2 SOUTH BISCAYNE BLVD 2490	MIAMI	FL	33131	USA
GEORGE CHRISTOPHER GARY ZAGER	419 FERNLEAF AVE	CORONA DEL MAR	CA	92625	USA
GIANPA INC	235 LINCOLN RD # 306	MIAMI BEACH	FL	33139	USA

GILBERTO ALMANZAR	1612 JEFFERSON AVE 302	MIAMI BEACH	FL	33139	USA
GISELLE VALLE	1605 MERIDIAN AVE #403	MIAMI BEACH	FL	33139	USA
GLADYS M GARCIA LE REM WALDO GARCIA REM ODALYS GARCIA MORA	777 NW 131 AVE	MIAMI	FL	33182	USA
GOMBINSKI PROPERTIES LTD PTNSH % STEVEN GOMBINSKI	3737 COLLINS AVE PH2	MIAMI BEACH	FL	33140	USA
GUERASSIM NIKOLOV MARYANN WAMBUI MAINA	1615 MERIDIAN AVE 403	MIAMI BEACH	FL	33139	USA
GULPGIN INC	1200 BRICKELL AVE STE 310	MIAMI	FL	33131	USA
HENRY THURMAN RIVERA GORDILLO ROMEO LIONEL RIVERA GORDILLO	1605 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
HOPE 110 LLC	1561 ALTON RD 272	MIAMI BEACH	FL	33139	USA
HOSPITALTY INTERIOR AND LUXURY RETAIL LLC	6995 SW 115 ST	PINECREST	FL	33156	USA
IBARRA & OLLER INVESTMENT LLC	14824 SW 97 CT	MIAMI	FL	33176	USA
INTERWIN INVESTMENT LLC	1911 NW 150 AVE STE 201	PEMBROKE PINES	FL	33028	USA
INTRE I INC	3370 MARY ST	MIAMI	FL	33133	USA
INVAMIAMI INC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ITAMAR MAKMAL	1619 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
IVAN MANUEL ALVAREZ & W MARIA ALEXANDRA ALVAREZ	1615 MERIDIAN AVE #302	MIAMI BEACH	FL	33139-2865	USA
IVAN O ALVAREZ	1614 EUCLID AVE #35	MIAMI BEACH	FL	33139-7783	USA
JOEL G BLANCHETTE & KAREN KRANZ SERGI JTRS	12000 MARKET ST #347	RESTON	VA	20190	USA
JON S BRAELEY	1615 MERIDIAN AVE #204	MIAMI BEACH	FL	33139-2829	USA
JORGE M PEREZ DE DIOS GISELA MARY GONZALEZ MORENO	10551 NW 52 TER	DORAL	FL	33178	USA
JOSE PENALBA	1614 JEFFERSON AVE #3	MIAMI BEACH	FL	33139-7616	USA
JOSE PENALBA	1614 JEFFERSON AVE #4	MIAMI BEACH	FL	33139-7616	USA
JOSE RICARDO FURNARI	3301 N COUNTRY CLUB DR # 405	AVENTURA	FL	33180	USA
JOSEPH HARPLE CLAUDIA VASQUEZ RESTREPO	1614 EUCLID AVE 31	MIAMI BEACH	FL	33139	USA
JUANA DEPEDRO & SERGIO J CRESPO	74 W 92 ST #2D	NEW YORK	NY	10025	USA
JULES BERREBI SARA BERREBI	1000 ISLAND BLVD 2107	AVENTURA	FL	33160	USA
KAROSHI LLC	11 BROADWAY STE 368	NEW YORK	NY	10004	USA
KATINA SALAFATINOS	1612 JEFFERSON AVE #403	MIAMI BEACH	FL	33139-7613	USA
KERIN A DONOVAN	34 GLENDALE RD	MILTON	MA	02186	USA
KINJO REAL ESATE LLC	3370 MARY ST	MIAMI	FL	33133	USA
KRYSTALL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAGUNA LIGHT CORPORATION	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
LAUDERDALE INVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAURA CRESTO	1614 EUCLID AVE #21	MIAMI BEACH	FL	33139-7782	USA
LFC MIAMI PROPERTIES LLC	1000 5 ST # 229	MIAMI BEACH	FL	33139	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LINCOLN PALMS PARTNERS LP C/O HANNAH LAWRENCE	231 W FULTON	GRAND RAPIDS	MI	49503	USA
LOREMA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
LORENA CEJUDO UDI E SALY	1617 JEFFERSON AVE 401	MIAMI BEACH	FL	33139	USA
LOUIS LADOUCEUR	1612 JEFFERSON AVE PH 04	MIAMI BEACH	FL	33139	USA
MALEMY LLC	1600 EUCLID AVE STE 103	MIAMI BEACH	FL	33139	USA
MALIK ABUGHAZALEH	138 ESSEX ST APT 2	JERSEY CITY	NJ	07302-6319	USA
MARC D JACOBSON DEBORAH B JACOBSON	115 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
MARIA NATASCHA RODRIGUEZ	1617 JEFFERSON AVE UNIT 403	MIAMI BEACH	FL	33139-7624	USA
MARIA TERESA PIA LOPEZ JTRS IRENE T DE JESUS BERTANI JTRS	9507 NW 47TH TER	DORAL	FL	33178	USA
MARINA GRANDE MIAMI LLC	18628 SW 50 CT	MIRAMAR	FL	33029	USA
MARIO A DIAZ	1612 JEFFERSON AVE # 204	MIAMI BEACH	FL	33139	USA

MARK B CARBON	1737 MILAN STREET	NEW ORLEANS	LA	70115	USA
MARK DAVIS AIMEE MOLINA DAVIS	10925 SW 84 CT	MIAMI	FL	33156	USA
MARTIN F MUELLER TRS MARTIN F MUELLER REVOCABLE TRUST	1614 EUCLID AVE 33	MIAMI BEACH	FL	33139	USA
MARVIAL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
MBS03 INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MC FLORIDA PROPERTIES LLC	848 BRICKELL AVE #745	MIAMI	FL	33131	USA
MIGEC LLC	1600 EUCLID AVE 107	MIAMI BEACH	FL	33139	USA
MILLA USA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MILOS PASTAR IRENA PASTAR	1615 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
MS COSTRUZIONI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
NIMARRA DREAM RE LLC	7915 EAST DR # 1	NORTH BAY VILLAGE	FL	33141	USA
NORBERTO EZQUERRA &W ALINE M	5070 FIELDS POND CLOSE	MARIETTA	GA	30068	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
NOUM NOUM LLC	3326 MARY ST #200	MIAMI	FL	33133	USA
OMAR PONS	451 SE 3 ST	HIALEAH	FL	33010	USA
OMMERGIO S R L	1601 MERIDIAN AVE 203	MIAMI BEACH	FL	33139	USA
ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS RAUL M ROMAN JTRS	1605 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33140	USA
OROVILLE INC	8301 NW 197 ST	MIAMI	FL	33015	USA
PABLO SICILIA	1617 JEFFERSON AVE 203	MIAMI BEACH	FL	33139	USA
PAOLO STEFANINI	1250 SOUTH MIAMI AVE #2115	MIAMI	FL	33130	USA
PATRICE REGNIER C/O MIAMI REALTY GROUP NATHALIE REGNIER	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
PEACH ROSE INC	820 15 ST STE 101	MIAMI BEACH	FL	33139	USA
PEDRO GONZALEZ	1612 JEFFERSON AVE UNIT PH-1	MIAMI BEACH	FL	33139-7619	USA
PIETRO DI LEO	1900 PURDY AVE #2011	MIAMI BEACH	FL	33139	USA
POLIANA LACKI DE KANTER CHRISTOPHER L DE KANTER	94 S PLACID HILL CIR	THE WOODLANDS	TX	77381	USA
PPF 723 LINCOLN LANE LLC C/O LINCOLN LANE MM	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #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
PREMNATH D NANDWANI &W AMERICA	1621 BAY RD #42	MIAMI BEACH	FL	33139-3250	USA
PRESENT LIGHT HOLDINGS LLC	134 S DIXIE HWY STE 202	HALLANDLE BCH	FL	33009-5423	USA
PROKOPIOS PANAGAKOS	517 S RIVERSIDE DR	POMPAHO BEACH	FL	33062	USA
RAJOO K RAMCHANDANI FANNIE XIE	1612 JEFFERSON AVE 304	MIAMI BEACH	FL	33139	USA
RAJOO RAMCHANDANI FANNIE XIE	1612 JEFFERSON AVE #304	MIAMI BEACH	FL	33139	USA
RAUL R NAVARRO	1615 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	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
RIANNA ROMANOWSKI	1614 EUCLID AVE UNIT 36	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN	1450 LINCOLN RD #9055	MIAMI BEACH	FL	33139	USA
ROBERTO CUNEO	1612 JEFFERSON AVE 401	MIAMI BEACH	FL	33139	USA
RODOLFO W ELIAS TR	1605 MERIDIAN AVE #201	MIAMI BEACH	FL	33139-2827	USA
SAMAS LLC	9 ISLAND AVE #1701	MIAMI BEACH	FL	33139	USA
SAVO FAUSTO	1600 EUCLID AVE #207	MIAMI BEACH	FL	33139	USA
SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT	15499 WEST DIXIE HWY	N MIAMI BEACH	FL	33162-6031	USA
SHARON A SHARABY	5310 SW 32 TER	FORT LAUDERDALE	FL	33312	USA
SHARON SHARABY	1614 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	USA

SHARON SHARABY	1614 JEFFERSON AVE # 5	MIAMI BEACH	FL	33139	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
SIOCAM USA LLC	1000 5 ST #206	MIAMI BEACH	FL	33139	USA
SOBE HOMES LLC	300 BAYVIEW DR 1007	SUNNY ISLES BEACH	FL	33160	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	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	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
SPARTA MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
SPENCER EIG LAURA R EIG	625 WEST 46 STREET	MIAMI BEACH	FL	33140	USA
STELLA MIAMI RE INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
SUNRISE PROPERTIES EDE LLC C/O BALWANT CHEEMA	8301 NW 197 ST	MIAMI	FL	33015	USA
TEODORA LLC	820 15 ST	MIAMI BEACH	FL	33139	USA
THALLY INC	1619 JEFFERSON AVE APT 11	MIAMI BEACH	FL	33139-7602	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS TOOLIN BRUCE JORDAN	1615 MERIDIAN AVE 501	MIAMI BEACH	FL	33139	USA
VICTOR A GONZALEZ	1606 JEFFERSON AVE #14	MIAMI BEACH	FL	33139	USA
VIOLET EUCLID 5 LLC	2520 CORAL WAY 2 355	MIAMI	FL	33145	USA
VIRL INC	235 LINCOLN ROAD 306	MIAMI BEACH	FL	33139	USA
VISUAL PRODUCTIONS GROUP LLC	1614 JEFFERSON AVE 7	MIAMI BEACH	FL	33139	USA
VIVIANA HINCAPIE	1615 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
WILFREDO ROMAN	1605 MERIDIAN AVE #502	MIAMI BEACH	FL	33139-2845	USA
XAVIEN HOOD BRANDI HOOD	1616 EUCLID AVE # 4	MIAMI BEACH	FL	33139	USA
ZEV LUMELSKI	2801 SARENTO PL APT 204	PALM BCH GDNS	FL	33410-2926	USA
ZEVENS USA LLC	18501 PINES BLVD 207	PEMBROKE PINES	FL	33029	USA

818 LINCOLN INVESTMENTS LLC
3500 DE MAISONNEUVE BLVD WEST 1650
WESTMOUNT QC H3Z 3C1
CANADA

ALBAN COLSON
164 AVENUE DU DIX SEPTEMBRE
L2550
LUXEMBOURG

ANGELA DE MARIO
V FEDERIGO ENRIQUE 2 VALENZANOBA
BARI 70010
ITALY

ENRIQUE BENET GREGG
PRADO SUR 435
MEXICO DF 11000
MEXICO

JOAO BOSCO CABRAL
CO CJ LAW
MARIA EMILIA MALDAUN CABRAL
RUA MARINA CINTRA 34 JARDIN EUROPA
01446-060 SAO PAULO SP
BRAZIL

LUCA GUARDA NARDINI
VIA BELZONI 70
PADOVA 35121
ITALY

MANUELE MAZZI
VIA ARIANA 116
VELLETRI ROMA 00049
ITALY

MERIDIAN 1619 INC
350 LOUVAIN WEST 500
MONTREAL QC H2N 2E8
CANADA

MICHAEL PATRICK CASSABON
LUC BRADET
2406 11 CHARLOTTE ST
TORONTO ON M5V0M6
CANADA

PATRICIA INHAIA
RUA DOS NEGOCIANTES N19
TAIPA VILLAGE
MACAU

1614 MERIDIAN LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

718 LINCOLN OWNER LLC
C/O JSRE ACQUISITIONS LLC
660 MADISON AVE
NEW YORK, NY 10065

730 CORPORATION
1665 WASHINGTON AVE PH
MIAMI BEACH, FL 33139

738 LINCOLN ROAD LLC
C/O COMRAS COMPANY
1261 20 ST
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 TRISTAR CAPITAL
510 LINCOLN RD
MIAMI BEACH, FL 33139

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

ALAN ALBERTO VISAGGIO
1601 MERIDIAN AVE 206
MIAMI BEACH, FL 33139

ALBERTO C MESA
1617 JEFFERSON AVE 201
MIAMI BEACH, FL 33139

ALMIDOPIA LLC
1606 JEFFERSON AVE 6
MIAMI BEACH, FL 33139

AMERICA NANDWANI & H PREMNATH D
1621 BAY RD #402
MIAMI BEACH, FL 33139-3250

ANDREA ROBERTA FRANKLIN TRS
ANDREA ROBERTA FRANKLIN REV TRS
6865 NW 169 ST E
HIALEAH, FL 33015

ANSELMO MESSA
90 ALTON RD # 1502
MIAMI BEACH, FL 33139

ANSGAR LUBBEHUSEN
ANETTE LOTHRINGEN
848 BRICKELL KEY DR #2402
MIAMI, FL 33131

AP ENTERPRISES OF MIAMI BEACH LLC
871 NW 81 TER
PLANTATION, FL 33324

APCNYASOC LLC
1549 NE 123 ST
MIAMI BEACH, FL 33161

ARMAGNAC LLC
110 WASHINGTON AVE 1324
MIAMI BEACH, FL 33139

ARMAND LE BEAU
1605 MERIDIAN AVE UNIT 301
MIAMI BEACH, FL 33139-2846

AUDRIUS CRITCHLEY
1605 MERIDIAN AVE 404
MIAMI BEACH, FL 33139

BAMAX CORP
1444 BISCAYNE BLVD #306
MIAMI, FL 33132

BAMAX CORP
1619 JEFFERSON AVE #20
MIAMI BEACH, FL 33139

BARBARA LOCOCO
LARA LOCOCO
4747 COLLINS AVE 914
MIAMI BEACH, FL 33140

BARFLY INVESTMENT LLC
CO TORRES AND VADILLO LLP
11402 NW 41 ST STE 202
MIAMI, FL 33178

BENJAMIN NASON HAMLIN
CYRA AKILA CHOUDHURY
43 U STREET NORTHWEST
WASHINGTON, DC 20001

BIRI 3 US LLC
3901 NW 79 AVE STE 104
MIAMI, FL 33166

BLESH INC
201 S BISCAYNE BLVD STE 800
MIAMI BEACH, FL 33131

BRENDA BOYD EST OF
17230 SW 65TH CT
SW RANCHES, FL 33331-1741

BREQUIN INC
8301 NW 197 ST
MIAMI, FL 33015

BRUNSWICK IMMOBILIER LLC
5500 OAKWOOD LN
CORAL GABLES, FL 33156-2110

BULLDOG 69 LLC
230 WEST 41 ST 15TH FLR
NEW YORK, NY 10036

BULLDOG 69 LLC
405 PARK AVE #802
NEW YORK, NY 10022

CALLA REAL ESTATE INC
3370 MARY ST
MIAMI, FL 33133

CAMILLA INVESTMENT MIAMI LLC
8004 NW 154 ST 342
MIAMI LAKES, FL 33016

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARLOS MARTINEZ
1605 MERIDIAN AVE #501
MIAMI BEACH, FL 33139-2845

CARMEN L TORRES
MARIA E MENENDEZ
10300 SW 135 CT
MIAMI, FL 33186

CARMEN T REYES TRS
CARMEN T REYES TRUST
1617 JEFFERSON AVE 402
MIAMI BEACH, FL 33139

CAROLA USA CORP
5743 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

CECILIA M OLAVARRIA
1605 MERIDIAN AVE UNIT 304
MIAMI BEACH, FL 33139-2846

CHAKU LLC
925 NE 95 ST
MIAMI SHORES, FL 33138

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

CITIMORTGAGE INC
C/O CENLAR FSB ATTN FC DEPT
425 PHILLIPS BLVD
EWING, NJ 08618

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

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

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR 4TH FL
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

CLPJSK LLC
4201 COLLINS AVE 2202
MIAMI BEACH, FL 33140

COMCO LLC
1261 20 ST
MIAMI BEACH, FL 33139

COMOLAKES LLC
14721 SW 87 PL
MIAMI, FL 33176

DAISY M LEON
1615 MERIDIAN AVE UNIT 402
MIAMI BEACH, FL 33139

DANIEL J FRANCIS
HERBERT CARRILLO
1615 MERIDIAN AVE 401
MIAMI BEACH, FL 33139

DANILO BOSKOVIC
1615 MERIDIAN AVE 502
MIAMI BEACH, FL 33139

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

DELFORD JOEL CALLMAN
EMILY A CALLMAN
1614 EUCLID AVE #22
MIAMI BEACH, FL 33139

DELVAI USA LLC
7915 EAST DR 1
NORTH BAY VILLAGE, FL 33141

DERK LLC
C/O CHRISTIAN SANTUCHO
345 OCEAN DR 1102
MIAMI BEACH, FL 33139

DERK LLC
14334 BISCAYNE BLVD
NORTH MIAMI, FL 33181

DEX INTERNATIONAL CORP
3390 MARY ST STE 116
MIAMI, FL 33133

DIANA M PEREZ
1601 MERIDIAN AVE 208
MIAMI BEACH, FL 33139

DIMER GIOVANNONI &W COSETTA
SARA GIOVANNONI JTRS
1605 MERIDIAN AVE #204
MIAMI BEACH, FL 33139

DORINA G GORMAN
EVAN K GORMAN
4188 N CLARENDON AVE 1N
CHICAGO, IL 60613

DOUBLEPINVESTMENTS LLC
8301 NW 197 ST
MIAMI, FL 33015

EMKER USA LLC
1680 MICHIGAN AVE SUITE 910
MIAMI BEACH, FL 33139

ENLACE N & C LLC
110 WASHINGTON AVE 1324
MIAMI BEACH, FL 33139

ERIKA SOBE LLC
8301 NW 197 ST
HIALEAH, FL 33015

ERNESTO J MUNOZ
LUZ MARINA LONDONO
3419 WALLINGTON AVE N #9
SEATTLE, WA 98103

EUCLID 1610 INC
235 LINCOLN ROAD STE 310
MIAMI BEACH, FL 33139

EUCLID 206 LLC
1600 EUCLID AVE # 206
MIAMI BEACH, FL 33139

EUSOLULU LLC
235 LINCOLN RD 306
MIAMI BEACH, FL 33139

EVELYN MIAMI INC
C/O ELEONORA DEPALMA PA
PO BOX 190026
MIAMI, FL 33139

FEDERICA VAGINARY D EMARESE
C/O ELEONORA DEPALMA PA
PO BOX 190026
MIAMI BEACH, FL 33139

FEIVEL BEACH REALTY LLC
C/O GREG HERSOKOWITZ ESQ
9100 S DADELAND BLVD 908
CORAL GABLES, FL 33156

FIFTH ELEMENT INVEST LLC
1619 JEFFERSON AVE 4
MIAMI BEACH, FL 33139

FLAMINGO VICE CORP
3370 MARY ST
MIAMI, FL 33133

FRANK RANDON
1616 EUCLID AVE #14
MIAMI BEACH, FL 33139

FREDERIC RIBIERAS
1606 JEFFERSON AVE 9
MIAMI BEACH, FL 33139

GARRICK J EDWARDS
MIA MARCIA ROMERO
1614 EUCLID AVE #34
MIAMI BEACH, FL 33139

GEMMA 3 LLC
18628 SW 50 CT
MIRAMAR, FL 33029

GENEFIN USA CORP
2 SOUTH BISCAYNE BLVD 2490
MIAMI, FL 33131

GEORGE CHRISTOPHER GARY ZAGER
419 FERNLEAF AVE
CORONA DEL MAR, CA 92625

GIANPA INC
235 LINCOLN RD # 306
MIAMI BEACH, FL 33139

GILBERTO ALMANZAR
1612 JEFFERSON AVE 302
MIAMI BEACH, FL 33139

GISELLE VALLE
1605 MERIDIAN AVE #403
MIAMI BEACH, FL 33139

GLADYS M GARCIA LE
REM WALDO GARCIA
REM ODALYS GARCIA MORA
777 NW 131 AVE
MIAMI, FL 33182

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

GUERASSIM NIKOLOV
MARYANN WAMBUI MAINA
1615 MERIDIAN AVE 403
MIAMI BEACH, FL 33139

GULPGIN INC
1200 BRICKELL AVE STE 310
MIAMI, FL 33131

HENRY THURMAN RIVERA GORDILLO
ROMEO LIONEL RIVERA GORDILLO
1605 MERIDIAN AVE 504
MIAMI BEACH, FL 33139

HOPE 110 LLC
1561 ALTON RD 272
MIAMI BEACH, FL 33139

HOSPITALTY INTERIOR AND
LUXURY RETAIL LLC
6995 SW 115 ST
PINECREST, FL 33156

IBARRA & OLLER INVESTMENT LLC
14824 SW 97 CT
MIAMI, FL 33176

INTERWIN INVESTMENT LLC
1911 NW 150 AVE STE 201
PEMBROKE PINES, FL 33028

INTRE I INC
3370 MARY ST
MIAMI, FL 33133

INVAMIAMI INC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

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

IVAN MANUEL ALVAREZ &W
MARIA ALEXANDRA ALVAREZ
1615 MERIDIAN AVE #302
MIAMI BEACH, FL 33139-2865

IVAN O ALVAREZ
1614 EUCLID AVE #35
MIAMI BEACH, FL 33139-7783

JOEL G BLANCHETTE &
KAREN KRANZ SERGI JTRS
12000 MARKET ST #347
RESTON, VA 20190

JON S BRAELEY
1615 MERIDIAN AVE #204
MIAMI BEACH, FL 33139-2829

JORGE M PEREZ DE DIOS
GISELA MARY GONZALEZ MORENO
10551 NW 52 TER
DORAL, FL 33178

JOSE PENALBA
1614 JEFFERSON AVE #3
MIAMI BEACH, FL 33139-7616

JOSE PENALBA
1614 JEFFERSON AVE #4
MIAMI BEACH, FL 33139-7616

JOSE RICARDO FURNARI
3301 N COUNTRY CLUB DR # 405
AVENTURA, FL 33180

JOSEPH HARPLE
CLAUDIA VASQUEZ RESTREPO
1614 EUCLID AVE 31
MIAMI BEACH, FL 33139

JUANA DEPEDRO & SERGIO J CRESPO
74 W 92 ST #2D
NEW YORK, NY 10025

JULES BERREBI
SARA BERREBI
1000 ISLAND BLVD 2107
AVENTURA, FL 33160

KAROSHI LLC
11 BROADWAY STE 368
NEW YORK, NY 10004

KATINA SALAFATINOS
1612 JEFFERSON AVE #403
MIAMI BEACH, FL 33139-7613

KERIN A DONOVAN
34 GLENDALE RD
MILTON, MA 02186

KINJO REAL ESATE LLC
3370 MARY ST
MIAMI, FL 33133

KRYSTALL LLC
8301 NW 197 ST
MIAMI, FL 33015

LAGUNA LIGHT CORPORATION
8004 NW 154 ST 342
MIAMI LAKES, FL 33016

LAUDERDALE INVESTMENTS LLC
8301 NW 197 ST
MIAMI, FL 33015

LAURA CRESTO
1614 EUCLID AVE #21
MIAMI BEACH, FL 33139-7782

LFC MIAMI PROPERTIES LLC
1000 5 ST # 229
MIAMI BEACH, FL 33139

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

LINCOLN PALMS PARTNERS LP
C/O HANNAH LAWRENCE
231 W FULTON
GRAND RAPIDS, MI 49503

LOREMA INC
8301 NW 197 ST
MIAMI, FL 33015

LORENA CEJUDO
UDI E SALY
1617 JEFFERSON AVE 401
MIAMI BEACH, FL 33139

LOUIS LADOUCEUR
1612 JEFFERSON AVE PH 04
MIAMI BEACH, FL 33139

MALEMY LLC
1600 EUCLID AVE STE 103
MIAMI BEACH, FL 33139

MALIK ABUGHAZALEH
138 ESSEX ST APT 2
JERSEY CITY, NJ 07302-6319

MARC D JACOBSON
DEBORAH B JACOBSON
115 E RIVO ALTO DR
MIAMI BEACH, FL 33139

MARIA NATASCHA RODRIGUEZ
1617 JEFFERSON AVE UNIT 403
MIAMI BEACH, FL 33139-7624

MARIA TERESA PIA LOPEZ JTRS
IRENE T DE JESUS BERTANI JTRS
9507 NW 47TH TER
DORAL, FL 33178

MARINA GRANDE MIAMI LLC
18628 SW 50 CT
MIRAMAR, FL 33029

MARIO A DIAZ
1612 JEFFERSON AVE # 204
MIAMI BEACH, FL 33139

MARK B CARBON
1737 MILAN STREET
NEW ORLEANS, LA 70115

MARK DAVIS
AIMEE MOLINA DAVIS
10925 SW 84 CT
MIAMI, FL 33156

MARTIN F MUELLER TRS
MARTIN F MUELLER REVOCABLE TRUST
1614 EUCLID AVE 33
MIAMI BEACH, FL 33139

MARVIAL LLC
8301 NW 197 ST
MIAMI, FL 33015

MBS03 INC
8301 NW 197 ST
MIAMI, FL 33015

MC FLORIDA PROPERTIES LLC
848 BRICKELL AVE #745
MIAMI, FL 33131

MIGEC LLC
1600 EUCLID AVE 107
MIAMI BEACH, FL 33139

MILLA USA INC
8301 NW 197 ST
MIAMI, FL 33015

MILOS PASTAR
IRENA PASTAR
1615 MERIDIAN AVE 504
MIAMI BEACH, FL 33139

MS CONSTRUZIONI INC
8301 NW 197 ST
MIAMI, FL 33015

NIMARRA DREAM RE LLC
7915 EAST DR # 1
NORTH BAY VILLAGE, FL 33141

NORBERTO EZQUERRA &W ALINE M
5070 FIELDS POND CLOSE
MARIETTA, GA 30068

NORMA 1922 CORP
3370 MARY STREET
MIAMI, FL 33133

NOUM NOUM LLC
3326 MARY ST #200
MIAMI, FL 33133

OMAR PONS
451 SE 3 ST
HIALEAH, FL 33010

OMMERGIO S R L
1601 MERIDIAN AVE 203
MIAMI BEACH, FL 33139

ONELIA ROMAN JTRS
GLADYS CHAVEZ JTRS
RAUL M ROMAN JTRS
1605 MERIDIAN AVENUE #401
MIAMI BEACH, FL 33140

OROVILLE INC
8301 NW 197 ST
MIAMI, FL 33015

PABLO SICILIA
1617 JEFFERSON AVE 203
MIAMI BEACH, FL 33139

PAOLO STEFANINI
1250 SOUTH MIAMI AVE #2115
MIAMI, FL 33130

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

PEACH ROSE INC
820 15 ST STE 101
MIAMI BEACH, FL 33139

PEDRO GONZALEZ
1612 JEFFERSON AVE UNIT PH-1
MIAMI BEACH, FL 33139-7619

PIETRO DI LEO
1900 PURDY AVE #2011
MIAMI BEACH, FL 33139

POLIANA LACKI DE KANTER
CHRISTOPHER L DE KANTER
94 S PLACID HILL CIR
THE WOODLANDS, TX 77381

PPF 723 LINCOLN LANE LLC
C/O LINCOLN LANE MM
801 ARTHUR GODFREY RD STE 600
MIAMI BEACH, FL 33140

PPF LR III PORTFOLIO LLC
C/O LINCOLN ROAD MM LLC
801 ARTHUR GODFREY RD #600
MIAMI BEACH, FL 33140

PPF MBL PORTFOLIO LLC
C/O LINCOLN ROAD MM LLC
801 ARTHUR GODFREY RD #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

PREMNATH D NANDWANI & W AMERICA
1621 BAY RD #42
MIAMI BEACH, FL 33139-3250

PRESENT LIGHT HOLDINGS LLC
134 S DIXIE HWY STE 202
HALLANDALE BCH, FL 33009-5423

PROKOPIOS PANAGAKOS
517 S RIVERSIDE DR
POMPANO BEACH, FL 33062

RAJOO K RAMCHANDANI
FANNIE XIE
1612 JEFFERSON AVE 304
MIAMI BEACH, FL 33139

RAJOO RAMCHANDANI
FANNIE XIE
1612 JEFFERSON AVE #304
MIAMI BEACH, FL 33139

RAUL R NAVARRO
1615 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

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

RIANNA ROMANOWSKI
1614 EUCLID AVE UNIT 36
MIAMI BEACH, FL 33139

ROBERT P QUINN
1450 LINCOLN RD #9055
MIAMI BEACH, FL 33139

ROBERTO CUNEO
1612 JEFFERSON AVE 401
MIAMI BEACH, FL 33139

RODOLFO W ELIAS TR
1605 MERIDIAN AVE #201
MIAMI BEACH, FL 33139-2827

SAMA5 LLC
9 ISLAND AVE #1701
MIAMI BEACH, FL 33139

SAVO FAUSTO
1600 EUCLID AVE #207
MIAMI BEACH, FL 33139

SEVEN HUNDRED REALTY CORP LESSEE
% NATHAN NEWMAN AGENT
15499 WEST DIXIE HWY
N MIAMI BEACH, FL 33162-6031

SHARON A SHARABY
5310 SW 32 TER
FORT LAUDERDALE, FL 33312

SHARON SHARABY
1614 JEFFERSON AVE # 1
MIAMI BEACH, FL 33139

SHARON SHARABY
1614 JEFFERSON AVE # 5
MIAMI BEACH, FL 33139

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

SIOCAM USA LLC
1000 5 ST #206
MIAMI BEACH, FL 33139

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

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

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

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

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

SPARTA MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

SPENCER EIG
LAURA R EIG
625 WEST 46 STREET
MIAMI BEACH, FL 33140

STELLA MIAMI RE INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

SUNRISE PROPERTIES EDE LLC
C/O BALWANT CHEEMA
8301 NW 197 ST
MIAMI, FL 33015

TEODORA LLC
820 15 ST
MIAMI BEACH, FL 33139

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

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

THOMAS TOOLIN
BRUCE JORDAN
1615 MERIDIAN AVE 501
MIAMI BEACH, FL 33139

VICTOR A GONZALEZ
1606 JEFFERSON AVE #14
MIAMI BEACH, FL 33139

VIOLET EUCLID 5 LLC
2520 CORAL WAY 2 355
MIAMI, FL 33145

VIRL INC
235 LINCOLN ROAD 306
MIAMI BEACH, FL 33139

VISUAL PRODUCTIONS GROUP LLC
1614 JEFFERSON AVE 7
MIAMI BEACH, FL 33139

VIVIANA HINCAPIE
1615 MERIDIAN AVE 304
MIAMI BEACH, FL 33139

WILFREDO ROMAN
1605 MERIDIAN AVE #502
MIAMI BEACH, FL 33139-2845

XAVIEN HOOD
BRANDI HOOD
1616 EUCLID AVE # 4
MIAMI BEACH, FL 33139

ZEV LUMELSKI
2801 SARENTO PL APT 204
PALM BCH GDNS, FL 33410-2926

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

June 01, 2021

Via Online Submission

Honorable Chair and Members of the Planning Board
Planning & Zoning Department
City of Miami Beach
1700 Convention Center Drive, Second Floor
Miami Beach, Florida 33139

Re: Letter of Intent for a Modification to the Conditional Use Permit Issued Under Planning Board File No. PB21-0446 f/k/a PB20-0391 f/k/a PB18-0253 for a Neighborhood Impact Establishment / Outdoor Entertainment Establishment - Mila Restaurant at 800 Lincoln Road, Miami Beach, Florida (“Restaurant”)

Dear Chair and Board Members:

Our Law Firm represents Mila Florida LLC^[1] (the “Applicant”), the tenant of the restaurant space located at 800 Lincoln Road, Miami Beach, Florida (“Property”) in this application for a Modification to the existing Conditional Use Permit for a Neighborhood Impact Establishment (“NIE”) and an Outdoor Entertainment Establishment (“OEE”) issued under Planning Board File No. PB20-0391 f/k/a PB18-0253 pursuant to §142-1361 and §142-1362 of the City Code. Please allow this letter, as well as the enclosed supplement materials, to serve as the Applicant’s Letter of Intent (“LOI”) in connection with the foregoing application.

The Property is located on the southwest corner of Lincoln Road and Meridian Avenue and is located in the CD-3 (Commercial High Intensity) zoning district, the Flamingo Park Local Historic District, and the Miami Beach Architectural District in the National Register of Historic Districts. The CD-3 zoning district is designed to accommodate a highly concentrated business core in which activities serving the entire city are located. *Sec. 142-331 City Code*. The main permitted uses in this zoning district are commercial uses, apartments, apartment hotels, hotels, hostels, suite hotels, alcoholic beverage establishments, and religious institutions with occupancy of 199 persons or less. *Sec. 142-332 City Code*.

The Applicant operates a unique Miami-based concept, serving a mix of Japanese and Mediterranean flare delivered by Chef Thierry Marx of two Michelin star restaurants, complemented by world class cocktails and exquisite design and upscale ambiance.

The Applicant previously obtained a Conditional Use Permit on February 26, 2019 under Planning Board File No. PB18-0253 for a NIE to operate the Restaurant, a copy of which is enclosed. On December 14, 2020, the Planning Board approved a modification to the existing Conditional Use Permit to permit entertainment (both indoors and outdoors) in the form a DJ playing recorded music at a volume that does not interfere with normal conversation. The Restaurant is fully licensed and permitted as a two hundred

^[1] Mila Florida LLC, a Delaware limited liability company known as Mila Miami, LLC

forty-seven (247) seat restaurant with a patron occupant content of 358 persons. A copy of the City of Miami Beach Business Tax Receipt and Occupant Content Certificate are enclosed with the application materials.

The Applicant is now seeking to expand the Restaurant operations into the second floor of the Property. As shown on the enclosed architectural plans, the Applicant is seeking to add 7,352 square feet of restaurant operations on the second floor and one hundred and eighty three (183) seats. The space into which the Applicant is seeking to expand its operations is a “mercantile” use. The existing restaurant space and the expansion space are contiguous and internally connected by a staircase as depicted in the enclosed architectural plans. In addition to utilizing the second floor expansion space for patrons to dine, the Applicant will also host events in that space, such as weddings, corporate meetings, Bar and Bat Mitzvahs, etc.

The existing Conditional Use Permit currently permits “entertainment” in the form a DJ playing recorded music at a volume that does not interfere with normal conversation on the third floor. In addition to the approved “entertainment” operations on the third floor, the Applicant is seeking to add entertainment to the second floor expansion space, which will include music to be played above an ambient level. The second floor expansion space is completely enclosed and not open to the exterior. The types of entertainment that the Applicant is seeking to add to the second floor are a DJ, jazz band, and live performances. Enclosed with the application materials please find an updated Sound System Report as prepared by Edward Dugger + Associates, P.A. (“ED+A”) for the second floor expansion space, which concludes that the noise attenuation plan will comply with the City’s noise ordinance and ensures that the sounds produced from the second floor sound system will be inaudible from outside the building.

Neighborhood Impact Establishment Criteria. In addition to the other materials submitted with this application, the following supplemental information relating to this request is provided pursuant to §142-1362(a) of the City Code’s Land Development Regulations:

(1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application:

Satisfied. The Applicant has provided a detailed updated operational and business plan, which is included with the application materials. The updated operational and business plan addresses the hours of operation for the restaurant and entertainment and details of the entertainment operations.

(2) A parking plan which fully describes where and how the parking is to be provided and utilized:

Satisfied. The Property is located in the Lincoln Road corridor where there is no parking requirement under the City Code, but is within walking distance to many public and private parking facilities. There are surface parking-lots and parking garages located within the immediate area for use by restaurant patrons. However, even considering those parking accommodations, the venue is located within an area of the City where patrons can easily walk instead of drive and the applicant anticipates many patrons will walk or take an Uber. Nevertheless, valet parking services are provided for patrons at the Restaurant’s entrance on Meridian Avenue as previously approved by the Planning Board.

(3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled:

Satisfied. The indoor/outdoor crowd control plan will remain the same as was originally approved under the Conditional Use Permit obtained on February 26, 2019.

(4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions:

Satisfied. Currently, the Applicant employs one security officer downstairs to welcome guests to the existing third floor restaurant space and one security officer on the third floor to monitor the existing restaurant operations. The Applicant will employ one additional security officer to monitor the second floor restaurant operations. The security officer who is stationed downstairs will be positioned there throughout all hours of operation and through closing to monitor crowd control and prevent queuing on the public right of way. Furthermore, the existing third floor restaurant space contains a bar/lounge area which patrons can utilize while waiting to be seated. The Applicant's staff will specifically enforce patron age restrictions.

(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated:

Satisfied. The Property is located in the Lincoln Road corridor where there is no parking requirement under the City Code, but is within walking distance to many public and private parking facilities. There are surface parking-lots and parking garages located within the immediate area for use by restaurant patrons. However, even considering those parking accommodations, the venue is located within an area of the City where patrons can easily walk instead of drive and the applicant anticipates many patrons will walk or take an Uber. Nevertheless, valet parking services are provided for patrons at the Restaurant's entrance on Meridian Avenue as previously approved by the Planning Board.

(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment:

Satisfied. The sanitation plan will remain the same as was originally approved under the Conditional Use Permit obtained on February 26, 2019. Deliveries and waste collections occur daily between the hours of 8:00 a.m. and 5:00 p.m.

(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance:

Satisfied. The sound system and entertainment operations as previously approved by the Planning Board on December 14, 2020 for the third floor restaurant space will remain the same. The music played by the DJ as approved under the CUP for the third floor restaurant operations is played at a level that does not interfere with normal conversation. The Applicant is seeking to add entertainment, which includes music to be played above an ambient level, to the second floor restaurant expansion space. The second floor is completely enclosed and not open to the exterior. Enclosed with the application materials please find an updated Sound System Report for the second floor as prepared by Edward Dugger + Associates, P.A. ("ED+A"). The Applicant will follow the suggestions and guidelines contained within Sound System Report, which forms the Applicant's noise attenuation plan together with the plans and other application materials, and concludes that the noise attenuation plan will comply with the City's noise ordinance and ensures that the sounds produced from the second floor sound system will be inaudible from outside the building

(8) Proximity of proposed establishment to residential uses:

Satisfied. The Applicant's operations are not anticipated to have any adverse effect on the surrounding residential uses. The nearest residential use is located to the south of the property across an alley and parking lot, and is shielded from the Restaurant operation by the building structure (i.e. the open area of the Restaurant is on the opposite side of the Property behind the third floor edition). The sound system and entertainment operations as previously approved by the Planning Board on December 14, 2020 for the third floor restaurant space will remain the same. The entertainment operations as proposed on the second floor are taking place within a completely enclosed space, which is not open to the exterior, and therefore is not anticipated to have any adverse effect on the surrounding residential uses as evidenced by the Sound System Report.

(9) Cumulative effect of proposed establishment and adjacent pre-existing uses:

Satisfied. The Applicant currently operates the third floor restaurant space and is a staple in the Miami Beach community. Based on the existing operations and the proposed operations for the second floor expansion space as enclosed with the application materials, the Applicant's operations are not anticipated to have any adverse effect when the adjacent pre-existing uses are considered.

Standard Conditional Use Criteria. In addition to the other materials submitted with this application, the following information is submitted in accordance with the conditional use review guidelines under §118-192 of the City's Code's Land Development Regulations.

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

Satisfied. A restaurant is a permitted use, and a NIE and outdoor entertainment are permitted as a conditional uses, in the CD-3 zoning district. Further, these uses are consistent with the comprehensive plan future land use designation of the Restaurant of CD-3.

(2) 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.

Satisfied. The Restaurant does not result in an impact that will exceed the threshold levels of service for this commercial corridor.

(3) Structures and uses associated with the request are consistent with the land development regulations.

Satisfied. The restaurant is a permitted use, and a neighborhood impact establishment and outdoor entertainment are conditional uses, in the CD-3 zoning district. Further, these uses are consistent with the comprehensive plan future land use designation of the Restaurant within the CD-3.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

Satisfied. As set forth in the cumulative application materials, the proposed use and controlled operation of the venue will not adversely affect the public health, safety, morals, and general welfare.

(5) Adequate off-street parking facilities will be provided.

Satisfied. The Property is located in the Lincoln Road corridor where there is no parking requirement under the City Code, but is within walking distance to many public and private parking facilities. There are surface parking-lots and parking garages located within the immediate area for use by restaurant patrons. However, even considering those parking accommodations, the venue is located within an area of the City where patrons can easily walk instead of drive and the applicant anticipates many patrons will walk or take an Uber. Nevertheless, valet parking services are provided for patrons at the Restaurant's entrance on Meridian Avenue as previously approved by the Planning Board.

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

Satisfied. As set forth in the cumulative application materials, the proposed use and controlled operation of the venue will not adversely affect the public health, safety, morals, and general welfare. In addition, the Applicant has provided for necessary safeguards in its approved Operations Plans attached hereto, providing for the protection of surrounding the properties, persons and neighborhood values.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

Satisfied. The approval of this application will not result in a concentration of similar types of uses. In addition, the safeguards included in the approved and proposed Operations Plans attached hereto will ensure there is no negative impact on the surrounding neighborhood. The Applicant's proposed use is unique and should serve to improve the surrounding neighborhood.

Below please find the Applicant's responses to each of the Sea Level Rise and Resiliency Review Criteria pursuant to §133-50 of the City Code's Land Development Regulations.

(1) A recycling or salvage plan for partial or total demolition shall be provided.

Not Applicable.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not Applicable.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows shall be provided.

Not Applicable.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Not Applicable.

(5) Whether adopted sea level rise projections in the Southeast Florida regional Climate Action Plan, as may be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Not Applicable.

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

Not Applicable.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

Not Applicable.

(8) Existing buildings shall be, where reasonable feasible and appropriate, elevated to base flood elevation.

Not Applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.

Not Applicable.

(10) Where feasible and appropriate, water retention systems shall be provided.

Not Applicable.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Not Applicable.

(12) The design of each project shall minimize the potential for heat island effects on-site.

Not Applicable.

Conclusion. In light of the foregoing, and the application materials submitted herewith, we respectfully request the Planning Board's approval of this application.

Very Respectfully Submitted,

/s/ James E. Rauh

James E. Rauh, Esq.
For the Firm

Enclosures

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MILA MIAMI LLC
DBA: MILA MIAMI

LICENSE NUMBER: BTR005591-12-2018
Beginning: 05/18/2021

IN CARE OF: MILA FLORIDA LLC (Gregory GALY)
ADDRESS: 800 Lincoln Rd
MIAMI BEACH, FL -331392816

Expires: 09/30/2021
Parcel No: 0232340020320

TRADE ADDRESS: 800 Lincoln Rd

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

Code	Business Type
95016400	RESTAURANT / BARS

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

Restaurants/Bars: #Chairs	247
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This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Indoors and outdoors portions of the project may operate from 7 Am until 2 AM; accessory outdoor bar shall NOT operate between midnight and 8 AM

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

MILA MIAMI LLC

800 Lincoln Rd
MIAMI BEACH, FL 33139

**CITY OF MIAMI BEACH
FIRE DEPARTMENT
OCCUPANT CONTENT**



The maximum legal occupant content for this place of business is ***358** persons. The minimum number of approved independent exits to the exterior of the building accessible to this occupancy is **2**.

**Location: 800 LINCOLN RD. / MIAMI BEACH / FL.
MILA RESTAURANT**

**Interior Dining-238
Exterior Dining-120**

Division Fire Chief
Juan Meizoso

Date Issued: 2/7/2020

Activity Number: FP0120-2756

It shall be unlawful to remove or deface this notice. If the occupant content number(s) above is exceeded (individual rooms, floors, total), the business license holder will be held liable and subject to the penalties stated in the City of Miami Beach Code, Chapter 50 for violating the Florida Fire Prevention Code.

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

PROPERTY: 800 Lincoln Road

FILE NO. PB 18-0253

IN RE: The applicant, Mila Miami LLC, requested Conditional Use approval for a Neighborhood Impact Establishment pursuant to Section 118, Article IV and Section 142, Article V of the City Code.

LEGAL

DESCRIPTION: Lots 7 and 8, Block 49 of Lincoln Subdivision, according to the plat thereof recorded in Plat Book 9, Page 69 of the public records of Miami Dade County, Florida.

MEETING DATE: February 26, 2019

CONDITIONAL USE PERMIT

The applicant, Mila Miami LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact 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 CD-3, Commercial high intensity 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 Mila Miami LLC, as tenants and operators of the Neighborhood Impact Establishment consisting of a restaurant and bar with an assessor outdoor bar on the roof deck. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owners and/or operators and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.
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 rooftop area 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 247 seat project with the criteria listed below:
 - i. The restaurant and bar covered in the CUP shall have a maximum occupant content of approximately 400 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The indoor and outdoor portions of the project may operate from 7:00 AM until 2:00 AM. The accessory outdoor bar counter shall not be operated or utilized between Midnight 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 at all times.
- iv. Televisions shall not be located anywhere in the exterior areas of the property.
- B. Delivery trucks shall only be permitted to make deliveries from City authorized and designated commercial loading zones.
- C. Delivery trucks shall not be allowed to idle in the loading zone.
- D. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- E. Deliveries and waste collections may occur daily between 8:00 AM and 5:00 PM.
- F. 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.
- G. 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

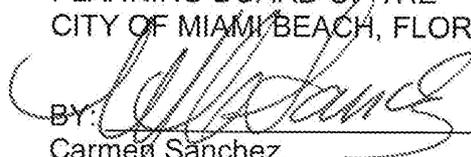
occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.

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. Within ninety (90) days after obtaining the Business Tax Receipt the tenant shall update the Traffic Demand Management (TDM) study and submit the report to the Transportation Departments. At that time, the Transportation Department may impose additional conditions to address possible problems and to determine the timing and need for future updates to the TDM.
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.

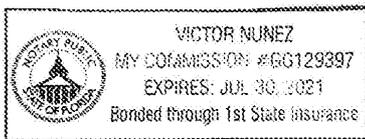
Dated this 27 day of March, 2019.

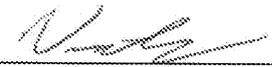
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 
 Carmen Sanchez,
 Deputy Planning Director
 For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27 day of March, 2019, by Carmen Sanchez, Deputy Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.




 Notary:
 Print Name
 Notary Public, State of Florida
 My Commission Expires: JULY 30, 2021
 Commission Number: GG129397

{NOTARIAL SEAL}

Approved As To Form:
Legal Department (Nick Callegre) 3/27/2019

Filed with the Clerk of the Planning Board on Joselyn Gualberto (3/27/19)

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

PROPERTY: 800 Lincoln Road

FILE NO. PB20-0391 a.k.a. PB18.0253

IN RE: An application for modifications to a previously issued Conditional Use Permit for a Neighborhood Impact Establishment with an occupant content exceeding 300 persons. Specifically, the introduction of Outdoor entertainment. pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

LEGAL

DESCRIPTION: Lots 7 and 8, Block 49 of Lincoln Subdivision, according to the plat thereof recorded in Plat Book 9, Page 69 of the public records of Miami Dade County, Florida.

MEETING DATE: December 14, 2020 ~~February 26, 2019~~

CONDITIONAL USE PERMIT

The applicant, Mila Miami LLC, filed an application with the Planning Director requesting a Conditional Use approval for a Neighborhood Impact 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 CD-3, Commercial high intensity 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 Mila Miami LLC, as tenants and operators of the Neighborhood Impact Establishment consisting of a restaurant and bar with an assessor outdoor bar on the roof deck. Any change of operator or fifty percent (50%) or more stock ownership shall require the new owners or operators to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owners and/or operators and acknowledging acceptance of all conditions established herein, prior to the issuance of a new Business Tax Receipt.
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 rooftop area 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 247 seat project with the criteria listed below:
 - i. The restaurant and bar covered in the CUP shall have a maximum occupant content of approximately 400 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The indoor and outdoor portions of the project may operate from 7:00 AM until 2:00 AM. The accessory outdoor bar counter shall not be operated or utilized between Midnight 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 at all times, except for disc jockeys playing recorded music at a volume that does not interfere with normal conversation.
- iv. Televisions shall not be located anywhere in the exterior areas of the property.
- B. Delivery trucks shall only be permitted to make deliveries from City authorized and designated commercial loading zones.
- C. Delivery trucks shall not be allowed to idle in the loading zone.
- D. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- E. Deliveries and waste collections may occur daily between 8:00 AM and 5:00 PM.
- F. 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.
- G. 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.
- 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. Within ninety (90) days after obtaining the Business Tax Receipt the tenant shall update the Traffic Demand Management (TDM) study and submit the report to the Transportation Departments. At that time, the Transportation Department may impose additional conditions to address possible problems and to determine the timing and need for future updates to the TDM.
- 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.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: October 13, 2020

PROPERTY/FOLIO: 800 Lincoln Road / 02-3234-002-0320

FILE NO: HPB20-0421 a.k.a. HPB18-0264

IN RE: An application by Mila Florida, LLC for modifications to a previously issued Certificate of Appropriateness for improvements at the roof levels and the introduction of a rooftop outdoor bar counter, landscape features and mechanical equipment including variances to exceed the allowable hours of operation for an accessory outdoor bar counter, to exceed the maximum sign area and for the installation of a sign along a frontage that does not provide direct access from the street. Specifically, the applicant is requesting approval for the installation of additional canopy structures at the rooftop outdoor dining area including the deletion of condition I.C.1.d. of the Final Order.

LEGAL: Lots 7 and 8, Block 49 of Lincoln Subdivision, according to the plat thereof recorded in Plat Book 9, Page 69 of the public records of Miami Dade County, Florida.

CONSOLIDATED ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria in 'a' Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b' & 'h' in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is not consistent with Certificate of Appropriateness Criteria 'd', 'e', 'j' & 'm' in Section 118-564(f)(4) of the Miami Beach Code.

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HPB20-0421
Meeting Date: October 13, 2020

- C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor and roof plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The matte dark graphite color shall not be permitted to be painted on the storefront frames. The frames for any new storefront system shall be a clear anodized aluminum or a light grey or silver powder coated finish, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The glass shall not be colored and any tinting shall be the minimum required by Energy Codes.
 - b. The proposed rooftop mechanical equipment for the kitchen shall be consolidated in order to minimize the footprint of the mechanical area and shall be shifted to the west to the greatest extent possible through the incorporation of chases within the kitchen ceiling or low profile roof chases that would not require screening, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. The wood-look material proposed for the rooftop mechanical screen shall not be permitted. Any rooftop mechanical screen shall consist of a natural aluminum, light grey or white finish, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. ~~There shall be no overhead covering such as a canopy or awning above the rooftop outdoor bar counter.~~
 - e. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. Final design and details of the proposed rooftop canopies (pavilions), including surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The east and west canopies (pavilions) shall be consistent with the design as shown on the plans presented at the October 13, 2020 meeting, entitled Exhibit A (HPB Presentation).
 - h. The structure of the east, west and bar canopies (pavilions) shall be reduced to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



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- I. All exterior wind screens, lighting elements, electrical components, sprinkler lines, and sprinkler heads shall be integrated within the canopy (pavilion) structures and shall not be surface mounted where they may have an adverse aesthetic impact upon the design integrity of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Understory planting shall be provided along the perimeter of the rooftop planter and shall include native plant species that do not exceed 36" in height at maturity and taller plant material inclusive of small shade trees provided as an accent provided that such shade tree is setback a minimum of 4'-0" from the edge of the roof deck, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The Coconut Palms shall not be permitted and may be replaced with additional small shade canopy trees, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. A permanent tree bracing/support system shall be provided for any substantially large plant material proposed for the roof deck, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s) which were approved by the Board:

The following variances were approved by the Board:

1. A variance from the requirement of having direct access to the street for a restaurant located at the third floor of the building to install a projecting sign and a menu board facing Meridian Avenue.

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 Meeting Date: October 13, 2020

2. A variance to exceed by 19 sf the maximum of zero (0 square feet) square feet of sign allow in association with a commercial space located at the third floor of the building in order to allow the installation of a projecting sign with 15 sf and a menu board sign with 4 sf facing Meridian Avenue.
 3. A variance to exceed the allowable hours of operation of an accessory outdoor bar counter until 2:00 am.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as it relates to variances #1 and #2 and #3, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as it relates to variances #1 and #2 and #3, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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 granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

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 HPB20-0421
 Meeting Date: October 13, 2020

C. The Board hereby Approves the requested variance(s) #1 and #2 and #3, as noted and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. 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 of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The total aggregate sign area including any future signs shall not exceed the maximum area allowed based on the length of the building facing Meridian Avenue.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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 Meeting Date: October 13, 2020

- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. 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.
- J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- K. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness approval set forth in the original Order dated March 11, 2019 and as modified herein. Accordingly, this Order shall serve as the Final Order for the proposed project. In the event of a conflict between the provisions herein and those in the March 11, 2019 Order, the provisions herein shall control.
- L. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- M. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "MILA" as prepared by STA Architectural Group, dated January 7, 2019 and "MILA 800 Lincoln Rd.", prepared by STA Architectural Group, dated August 6, 2020 and "Exhibit A (HPB presentation)", prepared by STA Architectural Group, dated October 13, 2020, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions

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HPB20-0421
Meeting Date: October 13, 2020

set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 22 day of October, 2020

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

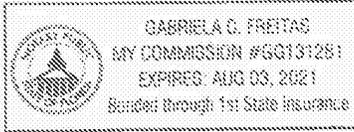
BY: 
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of October 2020 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



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HPB20-0421
Meeting Date: October 13, 2020



[Handwritten Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: Aug. 3, 2021

Approved As To Form: _____
City Attorney's Office: *[Handwritten Signature]* (10/21/2020 | 3:39 PM EDT)
DocuSigned by:
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Filed with the Clerk of the Historic Preservation Board on *[Handwritten Signature]* (10/23/20)

Strike-Through denotes deleted language
Underscore denotes new language

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Narrative Responses

1. **Comment:** LOI: Include this application PB file number under the Re.

Response: Please see updated Letter of Intent.

2. **Comment:** Should be set up to 11x17 as required on the checklist, please print and review the line weights, text size, scales.

Response: Please see final submission packages.

3. **Comment:** Plans: There are thick lines blocking doors, thick lines enclosing rooms and on furniture. Please revise.

Response: Please see revised architectural plans as prepared by STA Architectural Group.

4. **Comment:** Plans: Proposed second floor. It is not clear how you move from the south side of the second floor to the north side. It seems there are extra lines on the plans, please revise.

Response: Please see revised architectural plans as prepared by STA Architectural Group.

5. **Comment:** A-4.1 and A-4.2: All seats should be individually labeled and numbered.

Response: Please see revised architectural plans as prepared by STA Architectural Group.

6. **Comment:** A-4.1 and A-4.2: The occupancy and seating chart should be larger.

Response: Please see revised architectural plans as prepared by STA Architectural Group.

7. **Comment:** A-4.2: Should use the proposed third floor plan with all seats numbered individually, if there is a change in the number of seats this should be reflected on the seating chart, occupancy load chart, zoning data and any other document on your submittal.

Response: Please see revised architectural plans as prepared by STA Architectural Group.

Narrative Responses

8. **Comment:** LOI/Operational Plan: Per LOI, the second floor will host events, weddings, etc. and the entertainment will be a DJ, jazz band, live performances, etc. This information should be included on the proposed operational plan for the second floor.

Response: Please see revised Operational Plan to include this information.

9. **Comment:** Operational Plan: Access and Security: Please information on how the venue is going to prevent queuing, crowd control on the sidewalk and right of way during operation and when the venue is closing.

Response: Mila's Access and Security Plan will remain the same as previously approved for the third floor existing restaurant space. Currently, Mila employs one security officer downstairs to welcome guests to the restaurant and one security officer on the third floor to monitor the existing restaurant operations. Mila will employ one additional security officer to monitor the second floor restaurant operations. The security officer who is stationed downstairs will be positioned there throughout all hours of operation and through closing to monitor crowd control and prevent queuing. Furthermore, the existing third floor restaurant space contains a bar/lounge area in which patrons can utilize while waiting for their dining accommodations. Please also see revised Operational Plan to include this information.

10. **Comment:** Sound Study: The peer review has not started, the sound study submitted is insufficient. It has come to our attention by the Peer Reviewer that certain aspects of the eventual design of the sound system are not there yet. In fact, the report states that ED+A will work alongside STA and other members of the project team as the project develops to address acoustical aspect of the design. It is exactly those things (that have not yet been established) that we should be reviewing.

Response: Enclosed with the application materials please find an updated Sound System Report for the second floor as prepared by Edward Dugger + Associates, P.A. ("ED+A"). The Applicant will follow the suggestions and guidelines contained within Sound System Report, which forms the Applicant's noise attenuation plan together with the plans and other application materials, and concludes that the noise attenuation plan will comply with the City's noise ordinance and ensures that the sounds produced from the second floor sound system will be inaudible from outside the building. Enclosed with the application materials please also find an AV plan for the second floor expansion space.

Narrative Responses

11. **Comment:** The sound system design should be provided, speaker plan, volume controls (volume should be separate for both levels) and all acoustical aspects should be provided.

Response: Enclosed with the application materials please find an updated Sound System Report for the second floor as prepared by ED+A.

12. **Comment:** A revised sound study should be submitted before Final Submittal to allow time for the peer reviewer to be completed. This application will be continued if this is not done in advance, without this, staff will not be able to provide a recommendation.

Response: The revised sound study has been transmitted to the City's Peer Reviewer by ED+A prior to Final Submittal.

13. **Comment:** Staff is concerned that the proposed open staircase linking the second floor to the third floor will not keep the proposed entertainment levels separated. As presented on the plans, the proposed entertainment at above ambient level on the second floor will potentially travel to the third floor and the terrace. The applicant shall explore the possibility to enclose the staircase and provide a vestibule on the third floor or second floor to contain the proposed entertainment on the second floor.

Response: Enclosed with the application materials please find an updated Sound System Report for the second floor as prepared by ED+A, which concludes that based on the suggestions and guidelines contained in the report along with the noise attenuation plan and other materials submitted along with the application, it is *very* unlikely that the staircase will have an impact.