



Qudres®

LINCOLN RD 

MIAMI BEACH

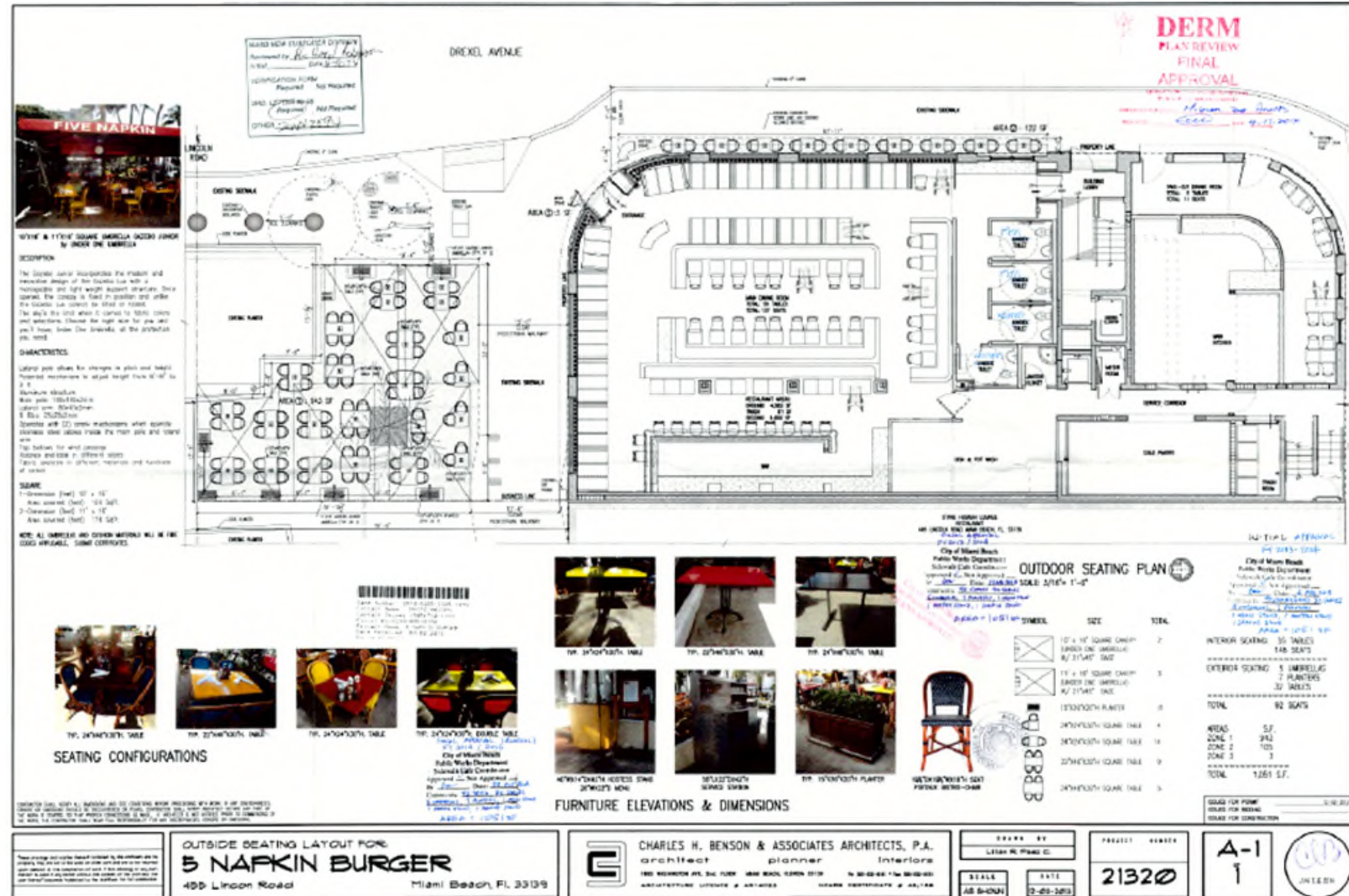
455 Lincoln Road - PB22-0553

Miami Beach Planning Board

November 22, 2022

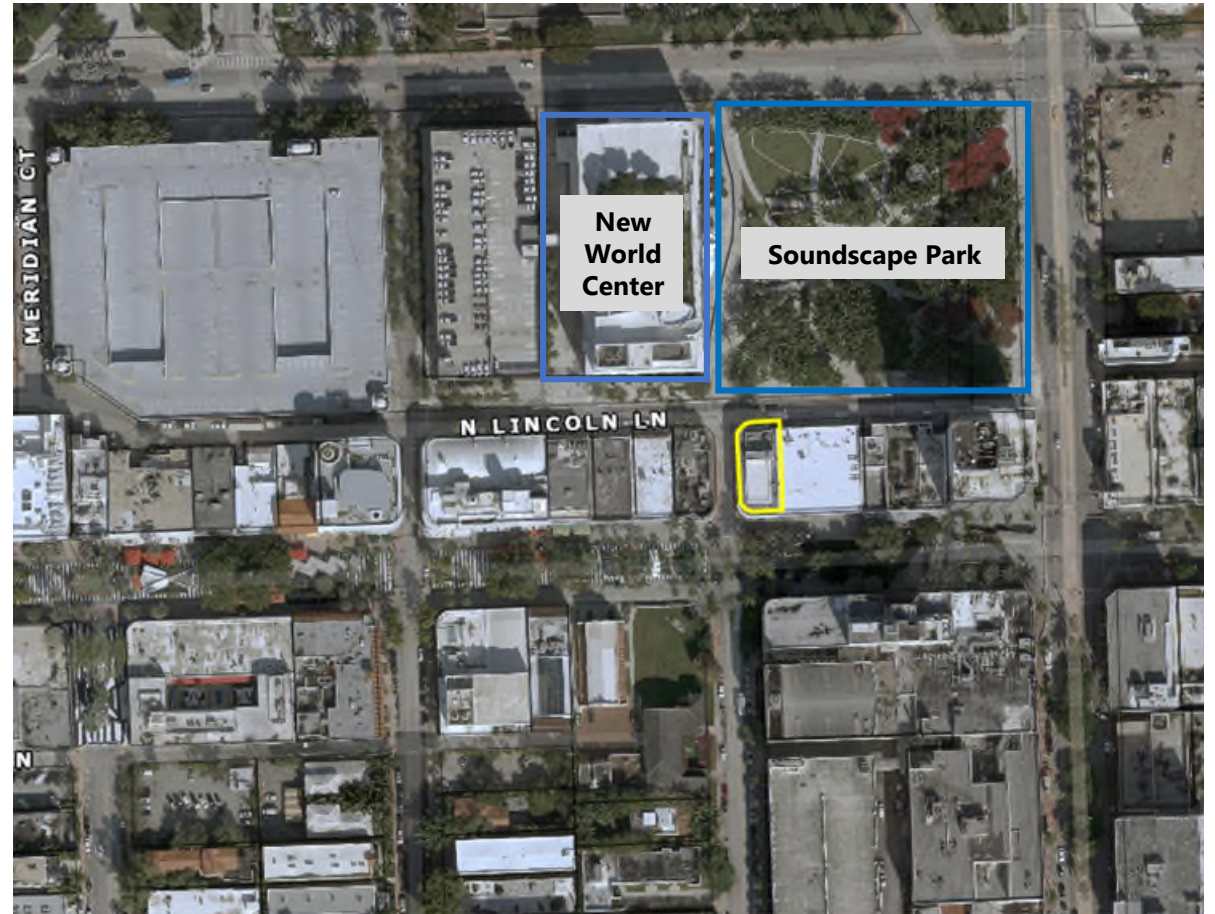
Property History

- Originally constructed in 1937 as two-story structure
- 5 Napkin Burger
- Included a restaurant
- 4,471 square feet of office space on the 3rd floor, with up to 16 tenants
- Site plan for former restaurant includes 148 indoor seats at the ground floor and 94 outdoor seats for a total of 242 seats
- Permanently closed after kitchen fire



Property Location

- Lincoln Road – The “Downtown” of Miami Beach
- CD-3 Commercial High Intensity Zoning District
- Located south of New World Center and Soundscape Park



Andres Jaramillo - Founder



- Mastermind of the magic that drives the most successful and famous restaurant in the history of Latin America, Andrés Carne de Res.
- Opened the doors to the first restaurant over 35 years ago with a few tables outside Bogota in a rural suburb called CHIA .
- This single location has grown under his leadership, expertise, and great taste to over 70,000sqft establishment with over 600,000 patrons visiting a year.
- Andres Jaramillo has possibly one of the most successful and unique operators known to the industry.



Guillermo Beltran - CEO

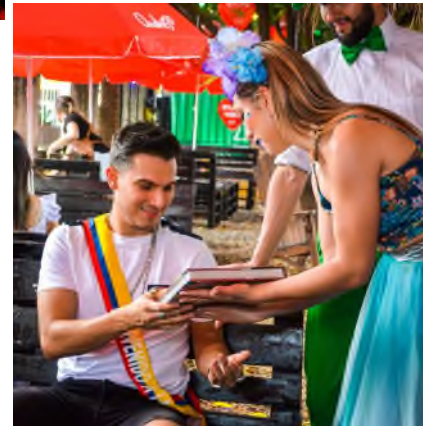


- Represents the corporate expansion of Andres Carne de Res. Guillermo has worked in the F&B industry for over 20 years in Colombia.
- He has worked with some of the most important restaurant groups in Colombia where he oversaw the expansion of many restaurant brands at a national level.
- In Andres Carne de Res he has taken the brand to new horizons by opening different concepts of the brand allowing the brand to scale successfully without compromising the high standards of quality, feel, and experience that it possesses.
- It is Mr. Beltran's vision and project leadership that lead this unique brand to find its way to this unique building in Miami Beach.



Qudres – Andres Carne de Res

- Unique Colombia-based concept
- Complemented by a vibrant, world class exquisite design and upscale ambiance
- Features a dance hall and world class steakhouse
- Experienced team with many successes in Latin America
- Actors for guest entertainment
- Kid friendly activities including puppet shows, arts and crafts, face painting, kid's playground, and kids daycare



Sample Main Menu



AREPA DE CHOCLO
SWEET CORN "AREPA" WITH CHEESE



LOMO AL VINO AJISOSO
In red wine sauce and "chimichurri" (gremolata) with grilled chilli peppers

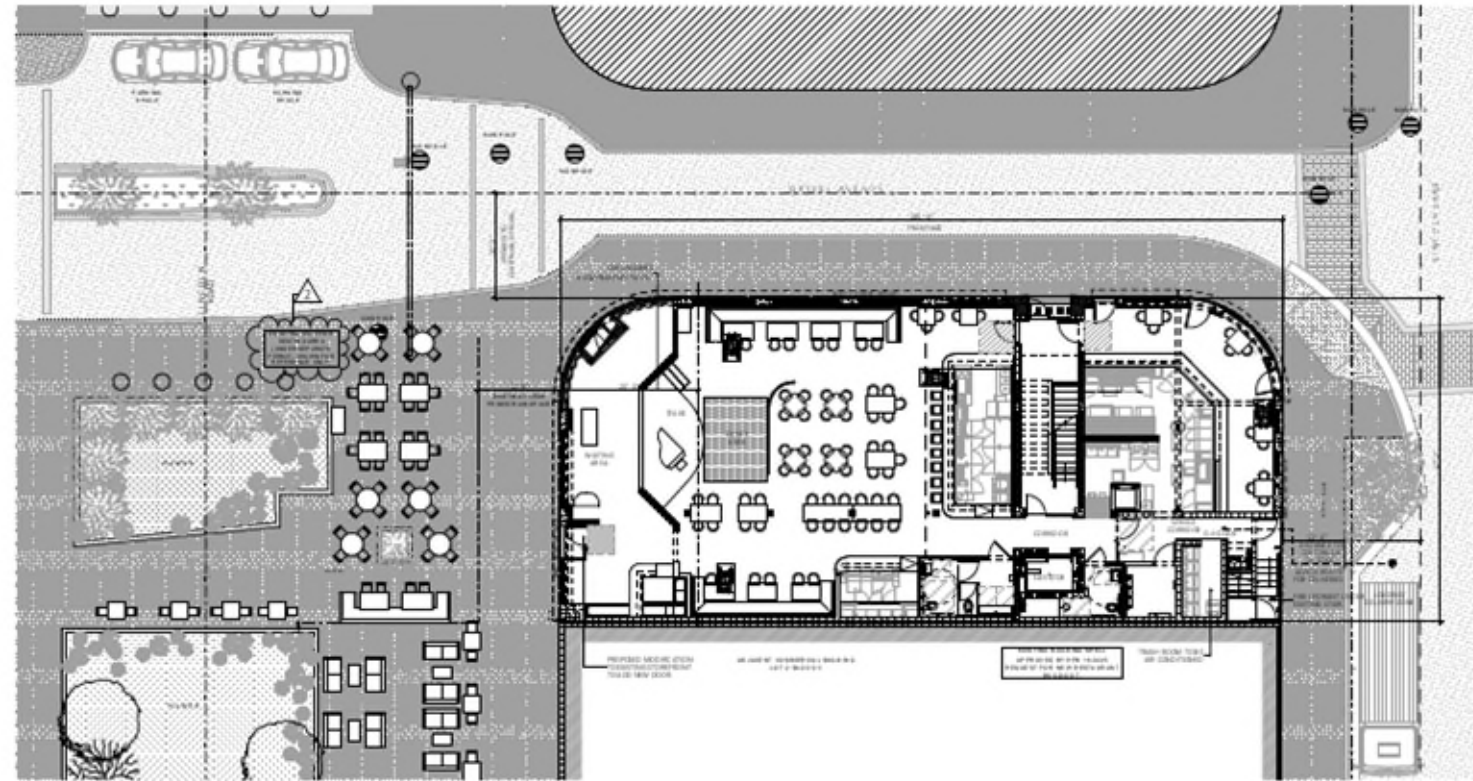


AJIACO
With chicken. Served with white rice, avocado, banana, capers, cream, and coriander



VOLCAN CHOCOLATE

Proposed Site Plan



(A) PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SUMMARY OF	OCCUPANCY	SEATING
WHEELCHAIR LOCATIONS	204	204
WHEELCHAIR SEATING	8	NA
TOTAL WHEELCHAIR SEATING	212	212
WHEELCHAIR SEATING	79	NA
TOTAL	291	212

PROPOSED BUILDING INFORMATION	
MAILING ADDRESS:	CO TO OR MAILING ADDRESS
ADDRESS: STREET NAME/NUMBER	CITY
CITY/COUNTY	STATE OF CALIFORNIA COUNTY OF SAN DIEGO
CITY/ZIP CODE	92101
CONTRACT NUMBER	00000000
CONTRACT DESCRIPTION	REPAIRS TO EXISTING BUILDING
PROJECT INFORMATION	PROJECT INFORMATION



姓名: 陳國強
 電話: 2612 1234 (辦公室), 2 345 6789 (住宅)
 傳真: 2612 3456 (辦公室), 3 456 7890 (住宅)
 地址: 香港九龍彌敦道 123 號 12 樓

日期与地点(即签署时)

AIR CONTRACTS
 10000 WILSON BLVD.
 SUITE 100, WILSON, N.J. 07090
 (908) 761-1100

800 762 1234 或 800 762 1235

PLANNING APPLICATION FOR

ANDRÉS

CARNE DE RES

L. BRIGGS LAM, DEPT. OF AGRIC. SCI., CORNELL
UNIV., ITHACA, NY 14853-1501
USA

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HSPB [00000]:
HSPB SUBMITTAL 07-08-01
1 REV'D (0.21-22)
PLANNING SUBMITTAL 11-2-02
2 REV'D (0.26-22)
PLANNING SUBMITTAL 11-2-02

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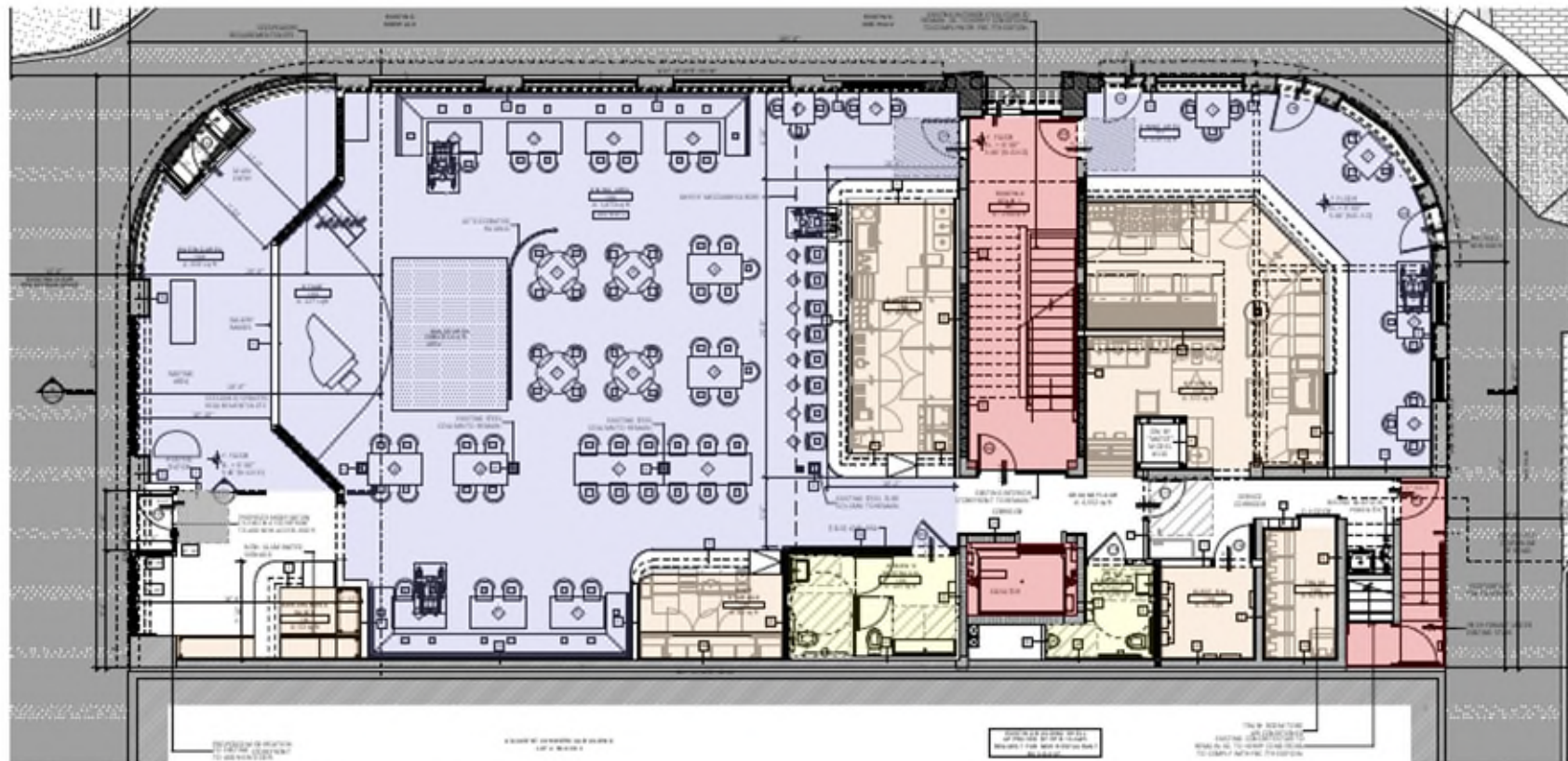
FORMGROUP
architecture . planning

FORM GROUP, INC.
CONSTRUCTION SUPPLY CO. 800.771.5122
150 BRIDGEVIEW RD. NORTH
JACKSONVILLE, FL 32218
www.fginc.com

1.6.1997 *Ph. Carmona et al.*

A-105

Proposed Ground Floor



A PROPOSED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
RESTAURANT / BAR
ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

DINING:	22,000 S.F. / 15 NET	= 1,266 PERSONS
BAR AREA:	LENGTH x 4 / 7 GROSS	= 11 PERSONS
WAITING AREA:	2,95 S.F. / 7 NET	= 67 PERSONS
KITCHEN:	531 S.F. / 200 GROSS	= 2 PERSONS
STAGE AREA:	151 S.F. / 15 NET	= 11 PERSONS
DANCE AREA:	1,930 GROSS	= 16 PERSONS
STORAGE:	14% S.F. / 300 GROSS	= 1 PERSONS
TOTAL		= 234 PERSONS

TOTAL BUILDING OCCUPANTS: 485 PERSONS

NUMBER OF EXITS PROVIDED: 6

INTERIOR SEATING COUNT

QTY.	DESCRIPTION	LOCATION
9	BAR AREA	GROUND
95	DINING AREA	GROUND
106	TOTAL	

TABLE 221.2.1 WHEELCHAIR SPACES IN ASSEMBLY AREAS

51 TO 150	4
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PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS)
- KITCHEN / BAR AREA
- RESTROOMS
- STAIR / ELEVATOR / CORRIDORS



OWNER:
LINCOLN DINGEL LTD AND
LINCOLN DINGEL LTD
3911 ALTON ROAD #403
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUPING
4300 SW 73 AVE #106
MIAMI, FL 33155

PH: 305-440-4044

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

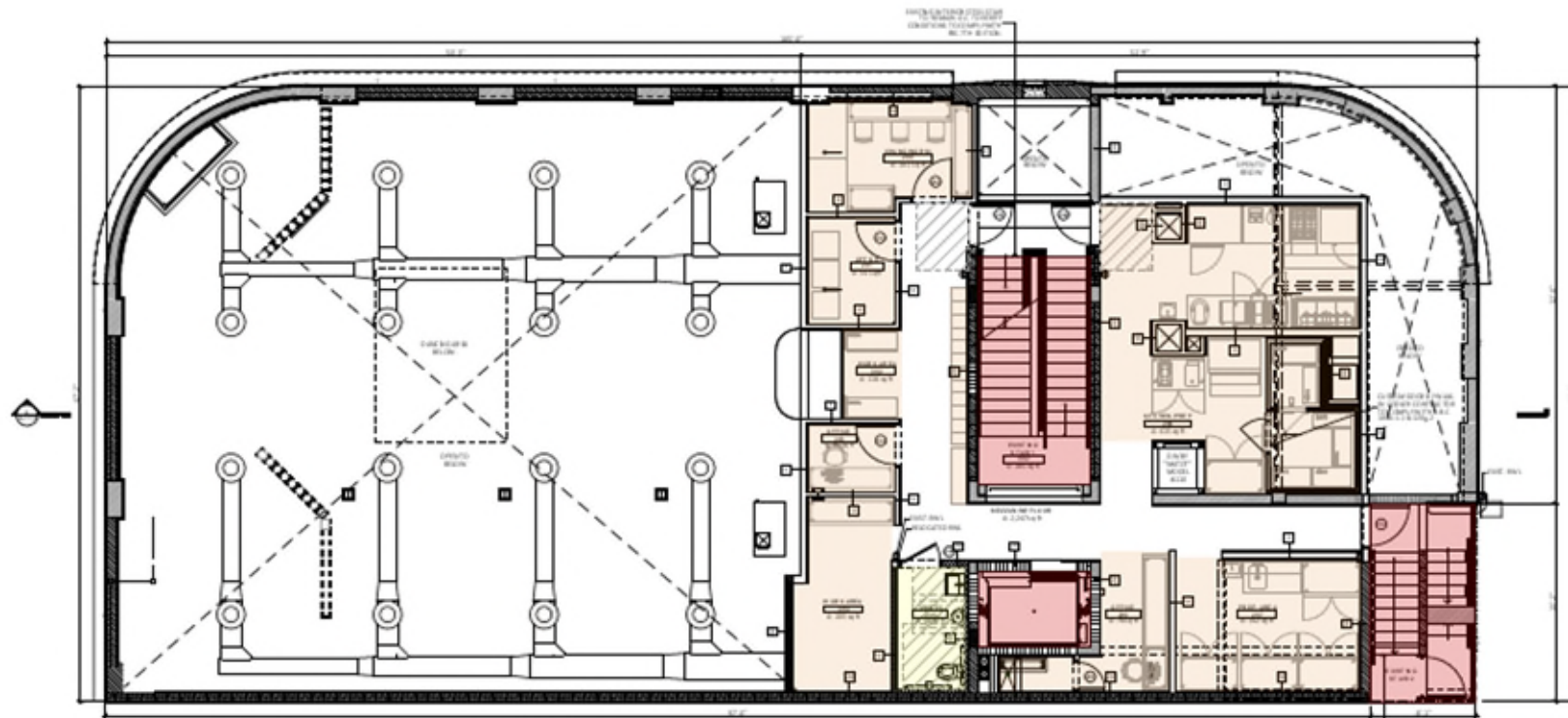
**ANDRÉS
CARNE DE RES**

LINCOLN DINGEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:

- REV SUBMITTAL 1F-05-21
- 1 REV 1 (8-31-22) PLANNING SUBMITTALS-2-22
- 2 REV 2 (10-26-22) PLANNING SUBMITTALS-3-22

Proposed Mezzanine Floor Plan



A PROPOSED MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"

METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
RESTAURANT / BAR
ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

MEZZANINE FLOOR		
OFFICE:	2285 S.F. / 100 GROSS	= 3 PERSONS
KITCHEN:	4155 S.F. / 200 GROSS	= 3 PERSONS
STORAGE:	3875 S.F. / 300 GROSS	= 2 PERSONS
TOTAL:		= 8 PERSONS

TOTAL BUILDING OCCUPANTS: 489 PERSONS
NUMBER OF EXITS PROVIDED: 6

PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS)
- KITCHEN / BAR AREA
- RESTROOMS
- STAIR / ELEVATOR / CORRIDORS

FURNITURE LEGEND

A	ROUND TABLE (2'-4") 4 PERSONS (MOBILE FURNITURE)
B	TABLE (2'-4" x 4'-4") 4-5 PERSONS (MOBILE FURNITURE)
C	TABLE (2'-4" x 7'-0") 6 PERSONS (MOBILE FURNITURE)
D	TABLE (2'-4" x 4'-4") AND BANQUET 4 PERSONS
E	TABLE (2'-4" x 2'-6") 2 PERSONS (MOBILE FURNITURE)
F	BARSTOOL (MOBILE FURNITURE)
G	SOFA 2 PERSONS (MOBILE FURNITURE)



OWNER:
LINCOLN DRIKEL, LTD AND
LINCOLN DRIKEL, LTD
3501 ALTON ROAD #403
MIAMI BEACH, FL 33140

DEVELOPER:

ARCHITECT:
FORM GROUP INC
4300 SW 73 AVE #100
MIAMI, FL 33155
PH: 305-465-6544

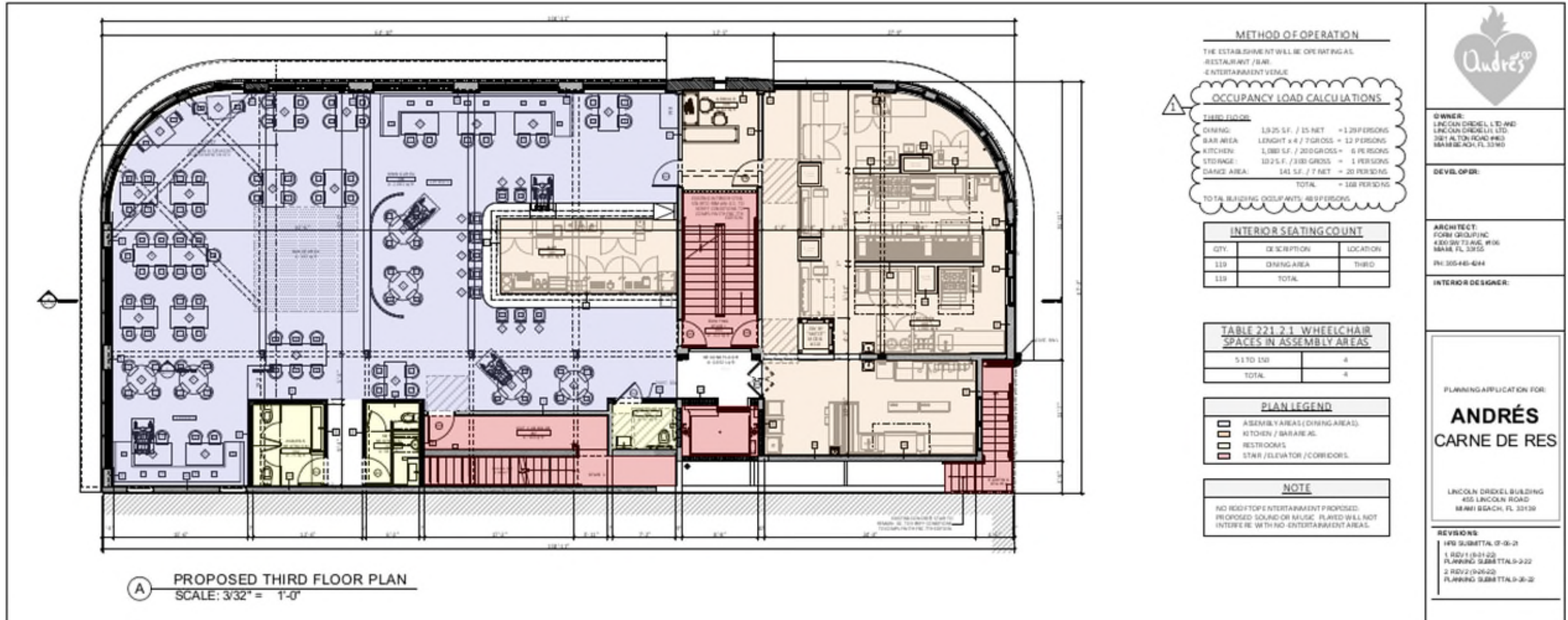
INTERIOR DESIGNER:

PLANNING APPLICATION FOR:
**ANDRÉS
CARNE DE RES**

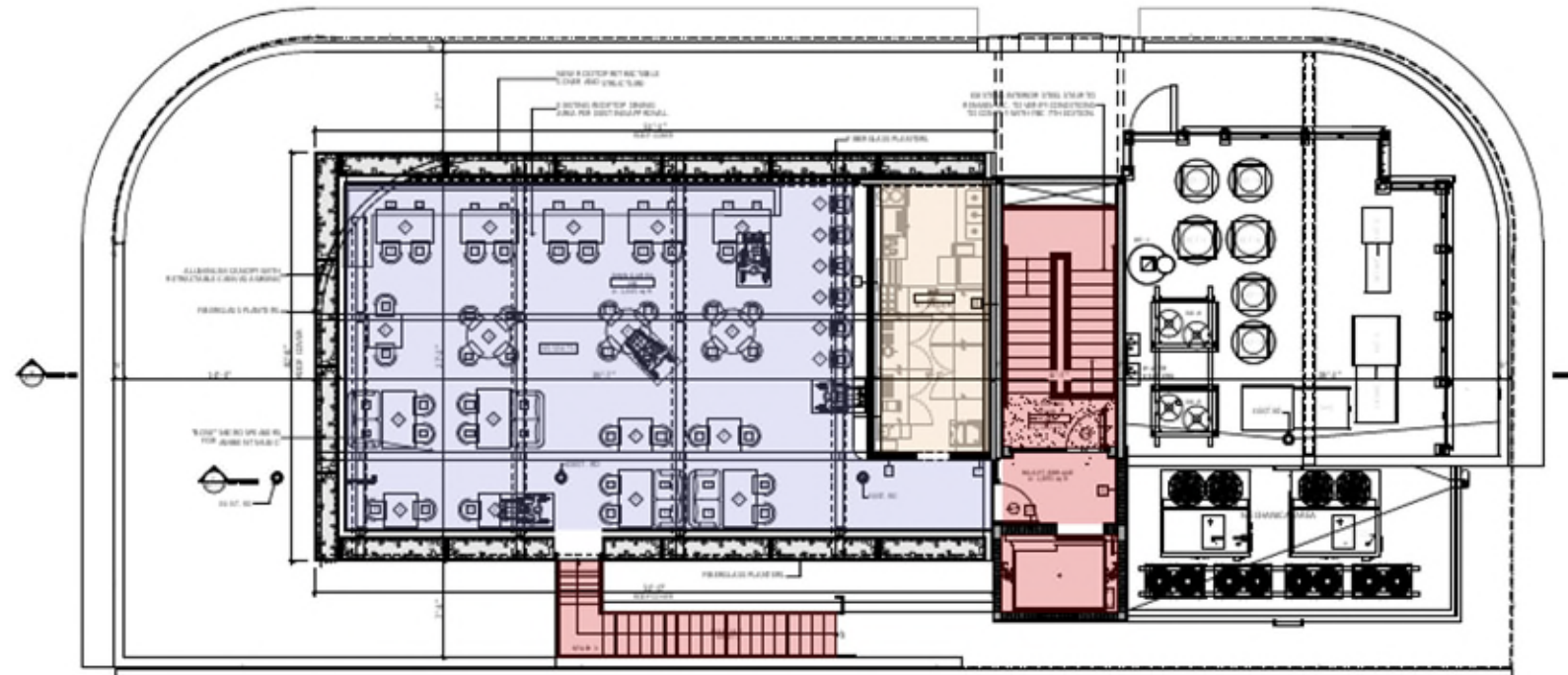
LINCOLN DRIKEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:
149 SUBMITTAL 07-06-21
1 REV1 (8-31-22)
PLANNING SUBMITTAL 9-2-22
2 REV2 (9-06-22)
PLANNING SUBMITTAL 9-26-22

Proposed Third Floor Plan



Proposed Rooftop



A PROPOSED ROOF TERRACE PLAN
SCALE: 3/32" = 1'-0"

METHOD OF OPERATION

THE ESTABLISHMENT WILL BE OPERATING AS:
- RESTAURANT / BAR
- ENTERTAINMENT VENUE

OCCUPANCY LOAD CALCULATIONS

ROOF TERRACE:
DINING: 1,246 S.F. / 71.5 NET = 70 PERSONS
BAR: 167 S.F. / 10.4 NET = 9 PERSONS
TOTAL = 79 PERSONS
TOTAL BUILDING OCCUPANTS: 485 PERSONS

INTERIOR SEATING COUNT

QTY.	DESCRIPTION	LOCATION
65	DINING AREA	ROOF
65	TOTAL	

TABLE 221.2.1 WHEELCHAIR SPACES IN ASSEMBLY AREAS

51 TO 150	4
TOTAL	4

PLAN LEGEND

- ASSEMBLY AREAS (DINING AREAS)
- KITCHEN / BAR AREA
- RESTROOMS
- STAIR / ELEVATOR / CORRIDORS

NOTE

NO ROOFTOP ENTERTAINMENT PROPOSED.
PROPOSED SOUND OR MUSIC PLAYED WILL NOT
INTERFERE WITH NO-ENTERTAINMENT AREAS.



OWNER:
LINCOLN DREXEL LTD AND
LINCOLN DREXEL LTD
3081 ALTON ROAD #403
MIAMI BEACH, FL 33139

DEVELOPER:

ARCHITECT:
FORM GROUP INC.
4300 SW 73 AVE, #100
MIAMI, FL 33155
PH: 305-440-4044

INTERIOR DESIGNER:

PLANNING APPLICATION FOR:

**ANDRÉS
CARNE DE RES**

LINCOLN DREXEL BUILDING
455 LINCOLN ROAD
MIAMI BEACH, FL 33139

REVISIONS:

1. SUBMITTAL 07-05-21
2. REV 1 (8-21-22)
3. PLANNING SUBMITTAL 9-2-22
4. REV 2 (9-26-22)
5. PLANNING SUBMITTAL 9-30-22

Operation Details



Location	Maximum Occupant Load	Hours of Operation	Entertainment	Dance Hall License	Alcohol Service
Ground Floor	234	7:00AM to 4:00AM daily	✓ Yes (indoors) ✓ DJ and Live Performance ✓ Music starting at 12:00PM until 4:00AM	Yes	✓ Yes ✓ Bar closing at 3:00AM
Mezzanine	8	7:00AM to 4:00AM daily	N/A	N/A	N/A
Third Floor	168	7:00AM to 4:00AM daily	✓ Yes (indoors) ✓ Music starting at 12:00PM until 4:00AM	Yes	✓ Yes ✓ Bar closing at 3:00AM
Rooftop Area	79	7:00AM to 4:00AM daily	No	No	✓ Yes ✓ Bar closing at 3:00AM pursuant to variance request approved by HPB19-0367

Development Approval History



- **HPB18-0255:** On September 20, 2018, the HPB approved an elegant rooftop addition with an outdoor bar counter
- **PB19-0330:** On February 12, 2020, the Planning Board approved a CUP for a Neighborhood Impact Establishment with Entertainment. However, this CUP approval expired in August 2021.
- **HPB19-0367:** On October 21, 2021, the Applicant obtained HPB approval for the roof top awning and a variance to operate the previously approved outdoor bar counter beyond the hours of 12:00 AM, until 3AM.

New World Symphony Support



New World Symphony

America's Orchestral Academy
Michael Tilson Thomas, Artistic Director Laureate

October 13, 2022

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

RE: Support for Request for Conditional Use Permit for the Property Located at 455 Lincoln Road, Miami Beach, Florida

Dear Mr. Mooney:

I am the President of the New World Symphony, located at 500 17th Street, which is located just north of the proposed project. Recently, I had an opportunity to meet with representatives for the applicant who presented their proposal for a new restaurant and neighborhood entertainment establishment which requires a conditional use permit. I was also provided with copies of the proposed plans and Operational Plans. The representatives for the applicant explained that the proposal is for the introduction of a new restaurant with indoor and outdoor seating with an occupant load to exceed 199 persons and which will have entertainment. They also explained that they are proposing to have a rooftop seating area along Lincoln Road. Noise levels from the restaurant, whether inside or on the roof, will not compromise the New World Symphony WALLCAST® Concerts, the City's SoundScape Cinema Series, or other artistic presentations that use the WALLCAST® technology for community based cultural offerings. New World Symphony's unique outdoor programming serves the City and all those who come to Lincoln Road to dine or to shop.

The introduction of a restaurant on the site is an exciting and welcomed addition to the neighborhood. This project will help to enhance the appeal of Lincoln Road, Drexel Avenue and Lincoln Lane North. I recommend approval of this project, including the Conditional Use Permit and the Certificate of Appropriateness.

Sincerely yours,

Howard Herring, New World Symphony
500 17th Street
Miami Beach, FL 33139

Lincoln Road BID Support

RESOLUTION 22-23-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC., EXPRESSING SUPPORT FOR THE APPLICATION BY OPERETA CIUDAD DEL SOL, LLC, FOR A CONDITIONAL USE PERMIT (“CUP”) FOR THE OPERATION OF A RESTAURANT AT 455 LINCOLN ROAD.

WHEREAS, the Lincoln Road Business Improvement District, Inc. (“LRBID”) wishes to promote and encourage the continued development of Miami Beach and a vibrant Lincoln Road mixed-use neighborhood, providing a dynamic setting that meets the needs of businesses and residents alike;

WHEREAS, Andrés Carne de Res is a proven Colombia-based restaurant and entertainment concept that serves traditional Colombian cuisine in a unique, vibrant, and upscale setting;

WHEREAS, Andres Carne de Res has announced plans to open a 288-seat restaurant at 455 Lincoln Road, featuring three levels and a roof deck;

WHEREAS, on January 28, 2020, the City of Miami Beach Planning Board (“Planning Board”) approved an application for a Conditional Use Permit (“CUP”) submitted by Opereta Ciudad Del Sol, LLC, (“Opereta”) for the operation of the proposed “Qudres – Andrés Carne de Res” restaurant at 455 Lincoln Road;

WHEREAS, on July 23, 2021, the Board of Directors of the LRBID approved a resolution urging the City of Miami Beach Historic Preservation Board (“HPB”) to authorize Operata to install a trellis on the roof deck of the proposed restaurant; and

WHEREAS, on October 12, 2021, HPB authorized Operata to install a trellis on the roof deck; and

WHEREAS, the CUP approved by the Planning Board on January 28, 2020, has expired or will expire in the coming months in accordance with Section 118-193(2)(a) of the City Code; and

WHEREAS, Operata has submitted an application to the Planning Board for the re-issuance of a CUP to operate the proposed “Qudres – Andrés Carne de Res” restaurant at 455 Lincoln Road; and

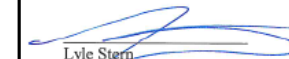
WHEREAS, the LRBID believes the proposed Andres Carne de Res at 455 Lincoln will offer patrons an elevated experience and will attract more residents and visitors to Lincoln Road.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC.:

Section 1. The Board of Directors of the LRBID hereby expresses its support for Opereta’s operation of the proposed “Qudres – Andrés Carne de Res” restaurant

of Directors of the LRBID further urges the City of Miami Beach to hire world-class operators such as Opereta and provide reasonable support to allow these operators to create elevated experiences for Miami

ed by the Board of Directors of the Lincoln Road Business Improvement District, Inc. on this 13th day of October of 2022.



Lyle Stern
President
Lincoln Road Business Improvement District, Inc.

Remarks by Jose María Ajkay
Corporate Chef, Andrés Carne de Res



Andrés®

Andrés Carne de Res

“A Gastro Entertainment Brand”

Confidential

Worldwide recognition

The upscale brand **Andrés**® has a mythical international reputation, the Colombian seasoning is synonymous with the brand, a unique thematic experience and a leading reference in gastronomic and Luxury entertainment.

Worldwide recognition

The New York Times

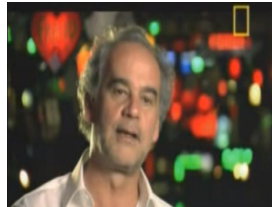
The 52 Places Traveler: Beautiful, Complicated Bogotá: A Traveler's Starter Kit



bit.ly/2PressNewYorkTimes



Andrés Carne de Res en NatGeo



bit.ly/2PressNatGeo



The New Colombia



bit.ly/2Press60Minutes

Latin America's 50 Best Restaurants



“Imagine any type of cuisine and you’ll probably find it on the menu here – there are more than 30 different steaks as well as eclectic Latin American offerings like ceviches, arepas and empanadas. It also caters for kids, with colouring kits, toys and even a climbing wall. Over the years, the group has expanded with smaller (but still huge) sites in the capital, Medellín and Cartagena, but it’s well-worth the trip to visit the original in Chía. Open now for almost 40 years and with no sign of toning down the fun, Andrés Carne de Res is a vital part of the Colombian gastronomic scene.”



Grupo IGA has a solid and diversified portfolio of brands that positions the Company among the top 3 players in the market and as one of the largest restaurant and entertainment companies in the country.

Description	Highlights
<p>Created by the merger between Inmaculada Guadalupe and Grupo Conboca in 2017, Grupo IGA participates in several market segments through its strong portfolio of brands:</p> <ul style="list-style-type: none"> • Quick Service (QSR): Kokoriko, Mimos, Andres Express. • Full Service (FSR): Andres, Andres Paradero, Orleans, Plaza de Andres • Food Service: Klick, Gogo's 	<ul style="list-style-type: none"> • +303 Restaurants • +100 Franchises • Presence in +600 supermarkets • +950 Institutional clients • +800 Annual corporate events • +30 Public events per year • +100 million dollars in annual sales • Presence in +49 cities • +20,740,941 annual diners • +4,500 Jobs generated • Presence in +2,500 discount stores • +531,712 Facebook followers • +253,819 Followers on Instagram

Brands			
	Andres Carne de Res	Restaurants specializing in meats and international foods	<p>A 40-year old Upscale Brand in which it has created a unique thematic experience and has become the main reference in gastronomic and nightlife entertainment in Colombia. The company operates 5 formats with different specialized concepts under the highly positioned brand "Andrés".</p> <div>      </div>
	Kokoriko	Rotisserie chicken restaurant chain	<p>One of Colombia's most traditional roast chicken brands. With a history of half a century, the brand has earned a place in Colombian culture. Today Kokoriko has close to 80 stores throughout the country.</p>
	Mimo's	Ice cream chain	<p>Mimos is the leading operator of ice cream parlors in Colombia and is among the top 5 in the ice cream market with more than 50 years of experience. The brand has 201 locations in 49 cities in Colombia.</p>
Consumo Masivo	Retail	Products for purchase in stores, supermarkets and wholesalers	<p>The company participates in the food service industry with products under the brands: Kokoriko, mimo's, Klick (Kokoriko's economy range) and Gogo's (mimo's economy and mass range).</p> <div>    </div>



Leading culinary and entertainment upscale brand in Colombia

Details

Andres has achieved its own unique category, recognized by local and international celebrities and visitors. It is considered an unparalleled experience and a must stop when in Colombia. Because of this, Andres is a market leader, leveraging robust competitive advantages:

- Ranked as a luxury restaurant experience, surpassing famous gourmet cuisines in average ticket value.






Highlights

- Serves ~ 3MM customers annually, with an average ticket of ~ COP 47,000, and has a seating capacity for over 5,000 people.
- Annually, the company holds more than 1,000 private and corporate events.

We have beeg visited by

- | | |
|--------------------------|----------------------|
| • Bono(U2) | • Ronaldihno |
| • Gabriel Garcia Marquez | • Rafael Nanal |
| • Slash(Guns N' Roses) | • Juanes |
| • Antonio Banderas | • Black eyed peas |
| • Diego Armando Maradona | • Sofia vergara |
| • Roger Federer | • Jack black |
| • Shakira | • Steve Aoki |
| • David Beckham | • Sam Smith |
| • Mike Jagger | • One Direction |
| • Botero | And many more |

Brand Concepts

	Upscale Restaurant Entertainment	Large format restaurants with over 2,000m2. It offers top quality food, luxury products such as dancing, liquors, recreational activities, artists, musicians, souvenir store, valet parking, brand activation, among others.	4 Locations (Chía, D.C, Cartagena, Medellín)
	Food Court	Born in 2009, a food court was created, composed of islands with different products, where everything is offered under the same brand of Andres®, with high quality products.	4 Locations (Bogota)
	Andres Expres	Brand concept designed to provide greater coverage. The brand's smallest concept. Operates in a simple way with a limited menu. Objective to offer high quality product with standard service	5 Locaciones (Todas en Bogotá)
	Andres Paradero	It is the mini concept of the RBDs, a model easier to replicate than an RBB, due to its smaller size, with a restaurant profile but also available for rumba.	11 Locations (Nation wide)
	Andres Campestre	Events venue that before the pandemic was focused on weddings and special events. Now a country site guaranteeing distance for the tranquility of the guests.	Subachoque



Inside Audres®

GASTRONOMY



AMBIENCE AND DECOR



LIVE MUSIC AND ACTORS



KIDS



STAFF



Thank You

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Suite 300, Miami, FL 33131

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