

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMIBEACHFL.GOV](http://www.MIAMIBEACHFL.GOV)  
305-673-7550

## 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.

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☐ HISTORIC PRESERVATION BOARD
  - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☒ PLANNING BOARD
  - ☒ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
  
- ☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 1600 Washington Avenue, Miami Beach, FL

LEGAL DESCRIPTION: Please refer to the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A.

FOLIO NUMBER (S) 02-3234-006-0010

FILE NO. \_\_\_\_\_

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME 420 Lincoln Road Development, LLC

ADDRESS 420 Lincoln Road, Miami Beach, Florida 33139

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS c/o: gboyer101@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above

ADDRESS Same as above

BUSINESS PHONE Same as above CELL PHONE Same as above

E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika Entin

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445

E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Maritza Haro

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS MHaro@BRZoningLaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME Christina Villa and Ellan Blumberg, Stantec Architecture Inc.

ADDRESS One Biscayne Tower Suite 1670, 2 South Biscayne Boulevard Miami FL 33131-1804

BUSINESS PHONE (305) 482-8706 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS Elan.Blumberg@stantec.com and Christina.Villa@stantec.com

FILE NO. \_\_\_\_\_

## 4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

The Applicant seeks a Conditional Use Permit for the construction of a new structure over 50,000 square feet in size, pursuant to Section 142-333 of the Code.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

☒ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) 154,731 SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). 180,891 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. \_\_\_\_\_

- IN ACCORDANCE WITH SEC.118'31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM 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: 

PRINT NAME: Paul Cejas as President of 420 Lincoln Road Development, LLC

FILE NO. \_\_\_\_\_



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**  
(Circle one)

STATE OF FloridaCOUNTY OF Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 420 Lincoln Road Development, 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Paul Cejas  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 8th day of June, 2014. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced Personally known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



IDANIA SALGUEIRO  
MY COMMISSION # FF 940078  
EXPIRES: March 26, 2020  
Bonded Thru Budget Notary Services

NOTARY PUBLIC

PRINT NAME

My Commission Expires::

FILE NO. \_\_\_\_\_

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF

Florida

COUNTY OF

Miami-Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the owner of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin, PLLC to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Paul Cejas  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 8th day of June, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



IDANIA SALGUEIRO  
MY COMMISSION # FF 940078  
EXPIRES: March 26, 2020  
Bonded Thru Budget Notary Services

My Commission Expires

NOTARY PUBLIC

Idania Salgueiro

PRINT NAME

**CONTRACT FOR PURCHASE**

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

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

FILE NO. \_\_\_\_\_

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.\*

**420 Lincoln Road Development, LLC – 420 Lincoln Road, Suite 330, Miami Beach, Florida 33139**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>Paul Cejas</u>	<u>100%</u>
<u>420 Lincoln Road, Suite 330</u>	
<u>Miami Beach, Florida 33139</u>	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. \_\_\_\_\_

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST**

**2. TRUSTEE**

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

TRUST NAME	
NAME AND ADDRESS	% OF INTEREST

*NOTE: Notarized signature required on page 9*

FILE NO. \_\_\_\_\_



**3. 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 #
a. <u>Michael Larkin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
c. <u>Christina Villa</u>	<u>2 South Biscayne Boulevard Ste. 1670, Miami FL 33131-1804</u>	<u>(305) 482-8706</u>

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

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

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

**APPLICANT AFFIDAVIT**

STATE OF

Florida

COUNTY OF

Miami-Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the applicant, 420 Lincoln Road Development, LLC, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Paul Cejas  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 8<sup>th</sup> day of June, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced personally known. as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



IDANIA SALGUEIRO  
MY COMMISSION # FF 940078  
EXPIRES: March 26, 2020  
Bonded Thru Budget Notary Services

My Commission Expires:

NOTARY PUBLIC

PRINT NAME

FILE NO. \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/13/2017

Property Information	
Folio:	02-3234-006-0010
Property Address:	1600 WASHINGTON AVE Miami Beach, FL 33139-3107
Owner	420 LINCOLN RD DEVELOPMENT LLC
Mailing Address	420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,340 Sq.Ft
Lot Size	16,200 Sq.Ft
Year Built	1938



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,156,000	\$4,860,000	\$4,850,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$6,166,000	\$4,870,000	\$4,860,000
Assessed Value	\$5,357,000	\$4,870,000	\$4,537,221

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$809,000		\$322,779
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
PINE RIDGE SUB PB 6-34 LOT 1 BLK 53 LOT SIZE 100.000 X 162 OR 19278-1750-53 0600 4 COC 26225-3774 02 2008 4	

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,166,000	\$4,870,000	\$4,860,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2008	\$0	26225-3774	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	18242-4165	Sales which are disqualified as a result of examination of the deed

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

Version:

**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: [REDACTED]

IN CARE OF:

ADDRESS: 1600 Washington Ave  
MIAMI BEACH, FL 33139-3107

LICENSE NUMBER: RL-03001338

Beginning: 10/01/2016

Expires: 09/30/2017

Parcel No: 0232340060010

TRADE ADDRESS: 1600 Washington Ave

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

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.

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

Storage Locations

Code	Business Type
95012065	MERCHANTS SALES

Merchants: Inventory	[REDACTED]
----------------------	------------

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

[REDACTED]  
1600 Washington Ave  
MIAMI BEACH, FL 33139-3107







# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237  
E-Mail: MEntin@BRZoningLaw.com

## VIA ELECTRONIC SUBMISSION

August 3, 2017

Thomas Mooney, Planning Director  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Revised Letter of Intent for Approval of a Conditional Use Permit for the  
Property Located at 1600 Washington Avenue in Miami Beach, Florida

Dear Tom:

As you may know, this law firm represents 420 Lincoln Road Development LLC (the "Applicant"), the owner of the above-referenced property (the "Property"), which is located in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary. Please allow the following to serve as the Applicant's letter of intent in connection with the Applicant's request for a Conditional Use Permit ("CUP") to allow the construction of a building over 50,000 square feet in size.

Description of Property. The Property, which is identified by Miami-Dade County Tax Folio No. 02-3234-006-0010, is situated on the northwest corner of 16<sup>th</sup> Street and Washington Avenue. The Property is developed with two (2) structures on an approximately 16,200 square foot lot. The Building Cards, obtained from the City of Miami Beach Building Department, reflect that the structure to the east was originally constructed on June 19, 1953 as a "Store Building" with eight (8) store rooms and the structure to the west, previously known as 425 16<sup>th</sup> Street, was built on April 22, 1938. See Exhibit B, Building Cards.

The Property is zoned CD-3, as are the adjacent properties to the north, east and west. To the south, the properties are zoned RO and CD-2. The Property is also located within Flamingo Park Historic District and each of the buildings is listed as a contributing structure in the City's records. Notably, through the years, the structure to the east has been extensively renovated, and remodeled numerous

times. As a result, the original structure has been substantially modified from its original condition.

The Applicant will be submitting an application to the Historic Preservation Board to request a Certificate of Appropriateness for Demolition and Design of the proposed project.

Description of the Development Program. The Applicant has worked tirelessly with the architects to design a structure that is befitting to the prominence of Washington Avenue and the Lincoln Road corridor, while at the same time allowing for the necessary harmony with the surrounding area. The Applicant proposes a ten-story residential structure with a retail component on the ground level, and all of the necessary parking to be housed within the adjacent parking garage ("Project"). In order to realize the Project, the Applicant proposes demolition of the existing structures located on the Property.

The Project will contain 134 residential units. These units will range from one (1) and two (2) bedrooms, with an average size of 1,100 gross square feet. Of the overall 151,447 gross square feet, 111,254 gross square feet will be used for residential units, approximately 12,863 gross square feet used for ground floor retail, with the remaining square footage to be used for common elements. As part of the Project the Applicant is providing 228 parking spaces for the residential units and 9 parking spaces for the proposed retail use within the existing adjacent parking garage at 1601 Drexel Avenue.

The Project's contemporary and modern design is undoubtedly more consistent with the evolving neighborhood than the existing, under-scale structures. Over the last twenty plus years, this area has seen a resurgence in construction and uses. Surrounding structures range from 4 to over 13 floors. Over the last few years, the City has worked with the community to help this area re-emerge and regain distinction, the existing structures, are out of scale with the neighborhood and the issues arising from climate change. The Project will be significantly more suitable and appropriate for the bustling neighborhood and satisfy the needs of changing climates and sea level rise.

Requests. In accordance with Section 142-333 of the City Code of Ordinances the Applicant seeks a CUP from the Planning Board ("PB") to permit construction of a structure 50,000 square feet and over.



Satisfaction of Conditional Use Permit General Review Criteria. The Applicant's request also satisfies the general review criteria for conditional use permits, found in Code Section 118-192(a), as follows:

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

**CONSISTENT** -The proposed uses are consistent with the comprehensive plan. The CD-3 zoning district permits new structures 50,000 square feet and over through the conditional use process. Furthermore, residential and retail uses are permitted uses within the CD-3 district. Accordingly, the proposed uses and structure will not have a negative impact on the neighborhood.

- (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.**

**CONSISTENT** - The proposed residential and retail uses will not result in an impact that will exceed the threshold levels of service for this commercial corridor. The Applicant retained the services of Traf Tech Engineering to prepare a traffic study. A copy of same will be provided under separate cover.

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

**CONSISTENT** - The proposed structure with its residential and retail uses are consistent with the City's land development regulations (LDRs) within the CD-3 district.

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

**CONSISTENT** - The proposed structure will fit into the emerging surroundings, which have been the product of neighborhood development over a number of years. Furthermore, the Applicant is reputable property owner who has always worked to provide the neighborhood with the best uses. Similarly, the proposed structure and uses have been carefully crafted to improve the existing conditions at the Property. Accordingly, the intended use and

proposed structure are appropriate for the neighborhood and Miami Beach.

The Applicant's proposal is consistent with the surrounding area. The existing buildings are not consistent with the existing neighborhood context. As such, the proposed Project, including the uses are appropriate and will not adversely affect the public health, safety, morals or general welfare.

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

**CONSISTENT** – The Property is located to the east of an existing parking garage located at 1601 Drexel Avenue. The Applicant proposes to satisfy all of the required off-street parking at the garage immediately adjacent to the Property. In addition to street access, residents of the Project will have access to the garage from within the building.

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

**CONSISTENT** – The Applicant is taking every measure to ensure that all the necessary safeguards are in place to protect neighboring properties. The ground floor retail will activate the area during daytime hours while the residential component will activate the Property throughout the day. The proposed traffic circulation and parking to be provided within the adjacent garage will protect pedestrians and ensure fewer vehicle conflicts. Also, the proposed structure will enhance the neighborhood aesthetically and complement the proposed uses. Accordingly, the proposed building will be a positive addition to the neighborhood.

**(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.**

**CONSISTENT** – The most prominent use near the Property is in the Lincoln Road commercial area. This area has been specifically designed to promote pedestrianism, shopping, and dining. The proposed uses are not only compatible with the existing neighborhood, but will further contribute to the neighborhood, both

aesthetically and financially. It will also, provide much needed updated residential uses. Accordingly, the proposed uses and structure will not create a negative impact on the neighborhood.

Satisfaction of Conditional Use Permit Criteria for New Structures 50,000 Square Feet and Over. The Applicant's proposed structure satisfies the review criteria in Section 118-192(b) of the City Code as follows:

- (1) **Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

**CONSISTENT** - The specific hours of operation, number of employees, and other operational characteristics cannot be specifically determined at this time, as they will be guided by both the occupant load assigned by the City's Fire Department and the ultimate tenant uses. Nevertheless, it can be expected that any proposed retail establishment will have hours of operation consistent with the area. Most of the area retail establishments cease operations between 10:00 PM and Midnight. Any proposed retail along 16th Street would close at 10:00 PM while any proposed retail along Washington Avenue would close at Midnight. Additionally, any restaurant establishment located along 16th Street would close no later than midnight on Thursday through Saturday and no later than 10:00 PM Sunday through Wednesday. While any restaurant establishment along Washington Avenue would close no later than 11:00 PM Sunday through Wednesday and 2:00 AM Thursday through Saturday. For additional details please refer to the Operations Plan.

- (2) **Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

**CONSISTENT** - Deliveries will take place within an interior, private alley located along the west side of the tower structure and east side of the garage, completely within the Project site. All deliveries will occur during weekday hours between 8:00 AM and

5:00 PM through the designated loading area. Accordingly, there will be no adverse impact to adjoining and nearby properties or the neighborhood.

- (3) **Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.**

**CONSISTENT** – The proposed structure is compatible with the existing urban character of the surrounding neighborhood and its scale is within the permitted height and floor area for properties in the CD-3. It is located within walking distance to the Lincoln Road commercial corridor, an area that has been specifically designed to promote pedestrianism, shopping, and dining. A retail and residential structure on this Property will be suitable for and compatible with the surrounding neighborhood.

- (4) **Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.**

**CONSISTENT** – The required parking will be provided in the parking garage immediately adjacent to the Property. There will be access to the parking garage from the proposed structure.

- (5) **Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.**

**CONSISTENT** – The Applicant proposes a primarily residential building with a smaller retail component on the ground level. As such, the only customers will be for the ground floor retail space. Circulation will be through the first floor or parking levels of the structure. The Applicant expects most customers to arrive either by foot, bike, with minimal amounts arriving through the use of motor vehicles. This widespread use of access into the Property will prevent the accumulations of customers along the ground level, as well as any spillover onto the surrounding streets.

- (6) **Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.**

**CONSISTENT** – Applicant proposes to have secured access measures to protect its tenants from uninvited guests. A security gate will be located at the access point to the courtyard along the east façade, another will be located at the lobby entrance on the southwest corner of the 16th Street façade. Future commercial establishments may expand on security, including the introduction of cameras or other measures approved throughout the city.

- (7) **Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

**CONSISTENT** – The Applicant retained the services of Traf Tech Engineering to provide a traffic study, which is being provided under separate cover and incorporated herein by reference.

- (8) **Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

**CONSISTENT** – The Property is zoned CD-3, as are the adjacent properties to the north, east and west. The properties to the south are zoned RO and CD-2. The residential uses at the Property are not expected to have any effect on noise at the Property. Additionally, the retail use on site will be contained within the Property. Therefore, sound is not expected to permeate outside of the proposed structure and into the community, at large. All uses within the facility are required to comply with the City's noise ordinance. Accordingly, there will be no adverse impacts to adjoining and nearby properties.



- (9) **Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

**CONSISTENT** - A garbage room will be provided along the westernmost portion of the property and adjacent to the existing private alley. Garbage collections will occur along on the interior portions of the Property, and within the private alley, and will not take place prior to 8:00 AM or after 5:00 PM. The Applicant will contract with a Miami Beach approved waste service provider to provide services to the retail space.

- (10) **Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.**

**CONSISTENT** - The Property is in the CD-3 commercial zoning district and surrounded to the east, west and north by CD-3 zoned properties. To the south the Property abuts RO and CD-2 zoned properties. There are other retail uses in the surrounding neighborhood, namely to the Lincoln Road retail corridor to the north. There are also residential uses along 16<sup>th</sup> to west. The structure proposed for the Property is compatible with the area and will not create any adverse impacts. Area properties range from four (4) to over thirteen (13) stories, therefore, the proposed, more resilient structure, is compatible with the neighborhood and the uses contained therein.

- (11) **Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

**CONSISTENT** - There will be no cumulative effect from the proposed structure with adjacent and nearby structures. The Property is the most prominent use near the Property is in the Lincoln Road commercial area. There are also some residential uses to the southwest of the Property along 16<sup>th</sup> Street. This area has been specifically designed to promote pedestrianism, shopping, and dining. A residential and retail use on this Property will contribute further to this vibrant area. As a result, there should not be any adverse impacts on the surrounding area. Furthermore, the adjacent garage will allow the Applicant to provide all required parking on

Mr. Thomas Mooney, Planning Director  
August 3, 2017  
Page 9 of 9

the Property for the uses on same, thus taking vehicle trips off the surrounding roadways.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed redevelopment, as will the surrounding neighborhood. This project will be a remarkable improvement from the existing uses and structures at the Property. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Michael Belush, Planning Manager



## OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/13/2017

Property Information	
Folio:	02-3234-006-0010
Property Address:	1600 WASHINGTON AVE Miami Beach, FL 33139-3107
Owner	420 LINCOLN RD DEVELOPMENT LLC
Mailing Address	420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,340 Sq.Ft
Lot Size	16,200 Sq.Ft
Year Built	1938



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,156,000	\$4,860,000	\$4,850,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$6,166,000	\$4,870,000	\$4,860,000
Assessed Value	\$5,357,000	\$4,870,000	\$4,537,221

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$809,000		\$322,779
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
PINE RIDGE SUB PB 6-34 LOT 1 BLK 53 LOT SIZE 100.000 X 162 OR 19278-1750-53 0600 4 COC 26225-3774 02 2008 4	

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,166,000	\$4,870,000	\$4,860,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2008	\$0	26225-3774	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	18242-4165	Sales which are disqualified as a result of examination of the deed

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

Version:

Owner 1600 WASHINGTON AVENUE, INC.  
 .pt.of Lot 1 Block 53 Subdivision PINE RIDGE  
 General Contractor Arkin Construction Co. 7293  
 Architect Maurice S. Weintraub

Permit No. 38728 Cost \$ 48,000..  
 Address 1600 Washington Avenue  
 Bond No. 5362 1600-A, 1602, 1602-A, 1604, 1604A  
 Engineer Morton Fellman 421 -423 Sixteenth et  
 Lot Size 100 X 161 3234-06-001  
 Height 22' Stories 2 1

Zoning Regulations: Use BAA Area 19  
 Building Size: Front 100' Depth 111'

Certificate of Occupancy No. 2016, Jan. 28, 1953.

Type of Construction #1 CBB (footing designed for 2nd floor) Foundation Spread Footing Use STORE BUILDING - 8 store rooms  
 Roof Flat Date June 19, 1952

PLUMBING Contractor #33957 Service Plumbing Co: 1----- Sewer Connection 4" Date Sept. 23, 1952  
 Temporary Water Closet 1,

Water Closets 8,	Swimming Pool Traps	Down Spouts
Lavatories 8,	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL E. Cox, 10-23-52	
Showers	FINAL APPROVAL DK, L. Rothman, 1-27-53	
Urinals		
Sinks		

Dish Washing Machine	GAS Contractor	Date
Laundry Trays	Gas Ranges	Gas Frylators
Laundry Washing Machines	Gas Water Heaters	Gas Pressing Machine
Drinking Fountains	Gas Space Heaters	Gas Vents for Stove
Floor Drains	Gas Refrigerators	
Grease Traps	Gas Steam Tables	
Safe Wastes	Gas Broilers	
	GAS Rough APPROVAL	
	GAS FINAL APPROVAL	

AIR CONDITIONING Contractor #40438 Airko Air Cond 17-ton : \$5,100: Dec 19, 1952 OK, Al Plaag, 2/2/53

SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor

ELECTRICAL Contractor #37869 B. Haskell Company

Date Oct. 27, 1952 P.M. 9-19-52  
 Temporary Service #37559-- B. Haskell, 9-17-1952  
 \*1 Neon Transformers #38565 York Sign: 1/19/53 (423-16 St)\*  
 Sign Outlets  
 Meter Change  
 Centers of Distributions 8  
 Service -Equipment 1  
 Violations

OUTLETS	Switches 8	Ranges
	Lights 46	Irons
	Receptacles 80	Refrigerators
		Fans
HEATERS	Water	Motors
	Space	Appliances
FIXTURES		Electrical Contractor

Date.

FINAL APPROVAL  
 By H. ROSSER  
 Date 1/26/53

# ALTERATIONS & ADDITIONS

Building Permits: #40624 Flat metal wall sign w. neon, 2 faces: York Sign Co: \$100: Jan 19, 1953  
 23 - 16 St #40626 Installing one new toilet room: owner: \$200: Jan 19, 1953  
 502 Washington Av. #40707 Install 5-HP Air Cond. & Tower: Airko Air Cond: OK, 1-30-53, \$1,500: Jan 29, 1953  
 600 Washington Av. #40714 Install 3-ton Air Cond & Tower: Miami Beach A.Cond: \$900: Jan 29, 1953-  
 02A-Wash-Av. #41126 Painting: Morris Mudrick: OK, Al Plaag, 3-3-53  
 04 Wash. Ave. #41214 Partition, 2x4's, w. Sheetrock: Simon Burr: \$100: Apr 7, 1953  
 02 Wash.Av.(Schneider)#41275 Flat wall Sign (no lights) Van Dyke Sign Co: \$600: Apr 20, 1953  
 02 Wash Ave " #41976 Flat Wall Sign, 18 sq ft: York Sign Co: \$75....Apr.23,1953  
 04 Wash Ave #42224 Interior alteration - erection of shelves: owner: \$150: July 1, 1953  
 02 Wash Ave #42224 Interior alteration - erection of shelves: owner: \$200: July 22, 1953

Plumbing Permits: #34485 Service Plumbing Co: 1 Water Closet, 1 Lavatory, 1 Floor Drain, 1 Electric Hot Water Heater: Jan 23, 1953 L. Rothman, 1-27-53, OK. 1-27-53  
 #34498 Service Plumbing Co: 1 Hot Water Boiler, 4 Down Spouts: Jan 27, 1953 D. Rothman, 1-27-53  
 04 Washington #34959 N & R Plumbing Co: 7 Lavatories, 1 Electric water heater, June 8, 1953-OK, L. Rothman, 10-16-53  
 21 16th st (Barber shop) #35145 Service Plumbing Co: 3 Lavatories, July 27, 1953 ok Rothman 7-31-53  
 04 Washington #35262 N & R Plumbing Co: 1 Drinking fountain, Aug. 28, 1953

Electrical Permits: #38629 Pan Electric Co: 2 Motors (1 HP), 1 Motor (2-5 HP): Jan 27, 1953 3-18-53 OK, H. Rosser,  
 00 Wash (Bratter) #38659 B. Haskell: 164 Fixtures, 8 Sign Outlets, 3 Motors (1 HP), 3 Motors (2-5 HP): Jan 29, 1953  
 00 Wash (Club 16) #38660 B. Haskell: 1 Switch Outlet, 2 Motors (1 HP), 1 Motor (2-5 HP): Jan 29, 1953  
 02A Wash.(Wm Fox) #38678 Hosack Elec: 22 Fixtures: Feb 2, 1953 OK, H. Rosser, 2-2-53 OK, Rosser, 2-17-53  
 00 Wash.(S.Siegel) #38985 Kammer & Wood: 20 Receptacles, 1 Meter Change: 3/23/53 OK, Rosser, 2/8/54  
 06 Wash.(Richter) #39420 Emanuel Elec Co: 1 Switch Outlet, 24 Fixtures, 1 Iron Outlet, 3 Appliance Outlets: May 15, 1953 OK- 6/12/53 HOR  
 04 (Vick & Frank) #39773 York Sign: 1 Neon Transformer: June 29, 1953  
 1 - 16 St. #40061 Astor Elec Serv: 6 Receptacles, 1 Light Outlet, 7 Fixtures: July 30, 1953  
 3 CLUB 16 - #40441 Astor Electric Service: 1 Switch outlet, 1 Motor, Sept. 21, 1953, H. Rosser, 8-19-53  
 7-2-OK, Rosser, 9-22-53



Lot

Block

Subdivision

## ALTERATIONS &amp; ADDITIONS

#1602 Building Permits: #42721 AWNING, approx. 17'x 9': Enduro Products: \$ 400: Sept 21, 1953  
 #43201 Flat Wall Sign: Claude Southern: \$ 350: Nov 4, 1953  
 1604 #46213 Miami Air Conditioning: Install 1 - 5 ton A. C. Unit...no cooling tower or duct work: OK, Plaag 12/10/54 \$ 1 000 Oct. 27, 1954  
 1600 Wash Avenue #46471 Thermo Cool, Inc...Install 1 - 5 ton A. C. Unit OK, \$ 1 000 Nov. 24, 1954  
 Plaag 12/10/54  
 1600 Wash Avenue #46639 Mutual Neon....two flat wall signs....43 square feet \$ 350.00 Dec. 21, 19  
 1604 Washington #47233 A. B. C. Neon flat wall neon sign \$ 75.00 April 8, 1955  
 1610 Washington #48355 H. Popkin & Son: Removing partitions between 1610 and 1612 Washington Ave  
 New entrance for 1612 Washington Avenue \$ 2 000 Aug. 17, 1955  
 1600 Wash. #54381 Alum-A-Lock: 8 1/2' wide, approx 50' long aluminum awning over sidewalk-\$890-9/5/57  
 Plumbing Permits: 1604A Wash. #55040 Owner: Interior partitions-7'0" high-\$200-11/22/57  
 1600 Wash #42402 Goldman Plumbing: 2 water closets, 4 lavatories, 1 sink, 2 floor drains, 2 safe waste drains, 1 elec wtr htr  
 1606 Wash. Ave. #43514 Peoples Gas system: 1 Frylator 10/23/62 May 26, 1962 OK Rothman 4/26/  
 1600 Wash. #44751 Economy Plumbing: 1 water closet; 1 lavatory; 1 drinking fountain; 1 water heater, elec. - 5/5/65  
 1606 Washington #45967 Morgen Plumbing: 1 water closet; 1 lavatory - 6/8/67

## Electrical Permits:

#1602 Miller Shop # 40777 Claude Neon - 3 Neon transformers: Nov.4,1953  
 # 43385 Ace Electric Co.....30 fixtures...November 10, 1954 OK, Rosser 11/23/54  
 # 43503 Ace Electric....39 fixtures...November 29, 1954 OK, Rosser 11/29/54  
 #43557 Emanuel Electric....1 switch outlet, 2 centers of distribution, 1 0-lhp motor, 1 2-5hp motor.....December 3, 1954 OK, Rosser 12/27/54  
 #43665 Mutual Neon.....two neon transformers.....Dec. 20, 1954  
 #44257 A. B. C. Neon one neon transformer April 8, 1955  
 45096 Emanuel Electric: 1 light outlet, 1 fixture July 14, 1955 OK, Plaag 7/28/55  
 46079 Edison Neon Sign Co: one neon transformer November 4, 1955  
 46187 Astor Electric Ser., Inc: two receptacles November 21, 1955 OK, Fidler: 2/3/1956  
 1604 Wash. 46735 Tropicalites: three neon transformers, 1 flasher Feb. 6, 1956  
 1600 Wash. #50709 Astor Elec: 1 Motor (1HP), 1 Motor (2-5HP)- August 22, 1957 OK 9-16-57 Fidler  
 1600 Wash. #50771 Astor Elec: 2 Fixtures - August 30, 1957 OK 9-3-57 Fidler  
 #55984 Kenny Elec: 3 switch outlets, 4 receptacles, 1 light outlet-11/1/60 OK Meginniss 5/22/61

Lot

Block

Subdivision

## ALTERATIONS &amp; ADDITIONS

## Building Permits:

- 2 1606 Washington Ave #49110 Edison Neon Sign Co: Flat wall neon sign \$ 150 Nov. 4, 1955  
 1604 Washington Ave 49728 Tropicalites Co: Flat wall sign, 50 sq. feet \$ 550 Feb. 2, 1956  
 600 Wash. #58471 East Neon Sign Co: Changing present sign channel letters to read "Scott's Pharmacy"- Flat wall sign -  
 To electrical change - \$250.00 - Feb. 17, 1959  
 1 Wash #61917 Owner: Existing store remodeled into doctors offices by adding partitions. Partitions to be lathed & plastered  
 ceiling or wood with clear glass above, additional exit door - \$2000 - May 19, 1960 OK Saperstein 4/26/61  
 Wash #62934 King Construction (Mel Grossman, arch.) Rework store front, relocate glass, interior paneling,  
 \$2,000, 9/13/60  
 2 Wash #63322 Millman Construction: Interior work & partitions - J. Dalton Reis, Interior Dec. - \$2,500- 10/24/60 OK 11/10/60  
 04A Wash. #63126 Liebe r: Interior and exterior painting - \$375.00 - 10/31/60 Saperstein  
 12 Wash. #63443 Rudy Glass Corp: Remodel entrance - \$420 - Nov. 1, 1960 Compl. Saperstein 4/16/62  
~~XXXXXXXXXXXX~~ #63670 Hurst Awning: Awnings over sidewalk 46' long, 8' with 7'6" head clearance - \$1117-11/18/60  
 2 Wash. #63860 Dick Nolen Weatherproofing: Clean front of bldg preparing for painting - \$125 - Dec. 9, 1960  
 10 Wash. #64339 C. E. Morgan: 1 - 2 h.p. window unit air conditioner - \$400. - Mar. 6, 1961 OK PLAAG 3/7/61  
 4 Washington Ave. #66103 King Construction Co.: Rework store front - \$450. - 10/12/61 Compl. Saperstein 4/16/62  
 4 Wash. Ave. #67399 Acolite Neon Sign Co.: Flat wall lettered sign, 3.4 x 9, 31 sq. ft. - ATLANTIC COAST LINE RAILROAD -  
 \$175. - 6/6/62  
 600 Wash. Ave. #74010 King Constr. Co.: Remodel store front and partitions - \$6,500 - 5/6/65 OK Beck 7/19/65  
 600 Wash. Ave. #74288 ABC Neon Sign Co.: Sign, MUSTANG SHOP - 6/23/65 - \$1,000.  
 506 Wash. Ave. #76670 Owner, Rudolph Caronia: Remodel restaurant - \$100 - 7/19/66 OK Brown 7/27/66  
 506 Wash. Ave. #76684 Flutie Neon: 5 x 10, flat wall sign, "WAFFLE SHOP COFFEE SHOP ICE CREAM" - \$800 - 7/20/66  
 606 Wash. Ave. #78400 Owner, Del-Kay Co., Inc.: Partitions to provide toilet room - \$700 - 6/7/67 W. C. 11/13/67  
 500 Wash. Ave. #78408 Gunn and Thompson Const. Co.: Restore bldg. to condition that existed prior to fire - \$2,000 - 6/8/67  
 600 Wash. Ave. #78857 Air Cond. & Appliance Center, Inc.: Install one 2-ton air cond. unit - \$400 - 8/28/67 OK W. C. 8/9/67  
 Electrical Permits:  
 0204 Kenny Elec: 1 motor (1HP) - June 25, 1957  
 220 Jonesey Elec: 10 switch outlets, 20 receptacles, 15 light outlets, 1 water heater outlet, 1 x-ray outlet, 1 service  
 equipment, 1 sign outlet - June 1, 1960 OK Newbold 4/28/61  
 424 Bond Elec: 1 center of distribution, 1 motor (2HP) - March 10, 1961  
 940 Bond Elec: 1 motor, 2-5 hp; 1 violation - 6/30/61  
 604 Gates Elec: 3 switch outlets, 15 light outlets, 15 fixtures - 11/16/61  
 266 Jonesey Elec. Co. (Mustang Shop) 7 switch outlets; 34 light outlets; 8 receptacles; 1 water heater outlet; 34 fixtures;  
 3 iron outlets; 1 refrig. outlet; 1 fan outlet - 5/11/65 OK Fidler 6/9/65  
 62439 ABC Neon: 6 fixtures; 2 neon transformers - 6/23/65  
 53428 M. B. Electrical Exhibition Service: 1 switch outlets; 7 receptacles; 1 serv. equip. - 4/25/66  
 #63689 Flutie Neon Signs: 3 neon transformers - 7/20/66  
 4743 Jonesey Electric Co. (1600 Wash. Ave.): 7 switch outlets; 14 light outlets; 5 receptacles; 1 fan outlet; 1 motor, 0-1 hp;  
 5 appliance outlets - 6/7/67

Lot

Block

Subdivision

# ALTERATIONS & ADDITIONS

## Building Permits:

#80504 John N. Snodgrass Interior Alteration no Structural change \$700.00 6/20/68 *on 9/6/68*  
1604-A Washington Ave. Seaboard Coast Line sign permit approved 9/4/68 (Council Memo #1463)

#85208 - Joe Zam - Exterior Painting - \$580.00 10/6/70

#2022-Charles Bros. Air Cond- 1 5Ton Air Cond.(replacement)\$1984.60-4-28-72

#01617-Snapp, Inc.-Exterior gunite repairs-\$4500-8-17-72

#2454-Southern Atlantic A/C- 1 5ton central a/c-\$2600-21-73

22-Buyama Refrigeration- 1 5ton central a/c-\$2900-

955-A Bu Refrigeration- 1 5ton central a/c-\$3000-4-22-74

~~955-A Bu Refrigeration- 1 5ton central a/c-\$3000-4-22-74~~

3462-Henry DeGraff and son-Refinish walls-ceiling floor interior-\$15000-6-25-73

Plumbing Permits: #3588-Boiler inspection-4-27-76

#46637 Reynolds Bros. 3 Lavatories \$6.00 6/27/68

#48160 - Peoples Gas - gas heater 1 1/5/71

#06955-Owner-Aluminum awning-\$250-3-6-75

**#49710-Peoples Gas- 1 meter gas natural-2-14-73**

ilding 88777-Sklar Construction-Store front remodeling-\$20000-3-31-75

9348- Eddys Painting - Exterior Painting \$1500 7-7-76

## Electrical Permits:

#65920 North Miami Electric 7 Switch Outlets, 14 Light Outlets, 16 Receptacles \$4.55 7/1/68

#70322-Barneys Quality Electric-5 ton a/c windpw-2-8-73

0698-Miami Shores Electric- 5tons a/c; 10 fixtures-7-25-73

12361-Golden Electric- 20 switch outlets; 1 motors, 0-1HP-6-24-75

LOT

BLOCK

SUBDIVISION

DDF

# ALTERATIONS & ADDITIONS

## Building Permits:

- #MO7422 7/1/85 Ace Air Cond - 1 space heater replacement
- #MO8491 10/10/86 Allied Air - 5 ton air cond wind
- #30548 6/19/87 owner/agent remove closet and paint interior white and art deco colors \$1,000.
- #30560 6/23/87 owner exterior painting above awning all yellow, 3 column, green, pink, blue \$75.
- #30577 - 6-25-87 - Owner - Window sign - \$100.00

## Plumbing Permits:

## Electrical Permits:

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ ADDRESS \_\_\_\_\_

### ALTERATIONS & ADDITIONS

#### Building Permits:

#10065-Rudys Glass Constr-1606 Washingt-Smart and Thrifty-Store front remodeling-\$4500-10-20-76

#14399-Rudys Glass-Store front-\$3500-12-20-78

602 Washington Ave-#89915-F. Josephson-Interior and store frony for Dr. office-\$36,000-8-7-79

#21628 2/9/82 Levy Gray Roofing - repair roof 1 sq \$750.

#23065 11/17/82 Levy Gray Roofing - reroof 2,500 sq ft \$3,500.

#25792 8/24/84 owner's staff - repair front door, aluminium frame, drywall on brick wall, back door jamb, suspended ceiling \$1,000.

M-04469- Air Mechanical Corp. 1 4 ton AC unit. 9-5-79

#### Plumbing Permits:

#57533-Fast Freddy Plumbing- 6 lavatory, 1 water closet, 2 footh bath, 1 sewer connection-8-13-79

#63581 - Silver Plumbing - Gas piping to boiler - 11-3-87 C-1.

#### Electrical Permits:

#73598-Formosa Electric-4 light outlets; 2 receptacles; 92 fixtures-11-4-76

5236-Sherba Bros- 15 switch outlets, 20 light outlets, 42 receptacles, 1 fan motor, 0-1HP, 32 fixtures, 1 door lock. 1 call bell-12-28-78

'5680-Slay Electric-14 switch outlets, 26 light outlets, 50 receptacles, 1 water heater, 2 motors, 0-1HP, 1 4ton a/c, strip heater-8-14-79

6/9/81 - #77231 - Ocean Electric Co. - 1 window a/c - \$10.00

#78336 12/16/82 Crime Control - 1 burglar alarm, 8 devices

#79668 8/24/84 F & K Elec Inc - 10 light outlets, 8 outlets commercial

OVER



BUILDING PERMITS: #B8800030 - 10-18-88 - AAV Construction - Interior remodeling - \$18,000.

#M8800148 - F Service A/C - 5ton A/C central, duct work, 1 condensate drain  
11-14-88 C.T.

#SB880245 - 12-2-88 - Tropical Sign - Electric sign channel letters - \$650.00 C.T.

#SB880334 - 12-2-88 - A To Z Awnings - Awning installation 80 sq. ft. - \$2,000

#B8800073 - 12-5-88 - Custom Renditions Inc. - Remodel interior into a subway sand.  
shop - \$25,000.00 C.T.

#B8800030 - Certificate of Completion - #88013 - 1604 Washington Ave. - 12-22-88 C.T.

#M8900310 - All BRANDS - 1-10KW central heating, 5 ton A/C central, duct work, 1 condensate  
drain - 1-12-89 C.T.

#M8900389 - Miami Air - Central heating, a/c central, violation, double fine,  
mandatory 303.3 - 2-3-89 C.T.

#SB891103 - 4-21-89 - A To Z Awnings, Inc. - New 60 sq. ft. awning (1606 Wash. Ave.) -  
\$2,000.00 C.T.

#SD391169 - Tropical Signs Corp. - Sign channel letters electrical-5-3-89-\$500.00 C.T.

ELECTRICAL PERMITS: #E8800133 - Mayo Electric - 5 Switch outlets, 60 light outlets, 15  
receptacles, 1-125amp service repair/meter change, 1 sign time clock -  
11-8-88 C.T.

#E8800313 - Tropical Sign Corp - New electric sign - 12-8-88 C.T.

#E8800385 - D&R Electric - New electrical repairs - 12-29-88 C.T.

#BE891337 - Tropical Signs Corp. - NEW ELECTRIC SIGN \$48.00 7/13/89 JSC

PLUMBING PERMITS: #P8800230 - G P Piping Systems - New fixtures - 12-19-88 C.T.

#P8800256 - Aurora Plumbing - Set new fixtures - 12-28-88 C.T.

BUILDING PERMITS: #BM890679 - Custom Renditions - Erect cooler box 5X7-5-17-89 C.Y.  
#5537 - Certificate of Occupancy - Subway (5175 Inc.) - 5-26-89 C.Y.

X-BUILDING PERMITX#X19229XXXPaintingXXXoutsideXXXwallXXLaBrieXXpainter,XX\$350XXXXXXOct.XX1944X



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels  
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

June 6, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 1600 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0010

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

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 the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

---

RDR | Diana B. Rio

Total number of property owners without repetition: **82, including 5 international**

*Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.*

public notification packages | lists of property owners within a specific radius + radius maps + mailing labels  
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 1600 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0010

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

Name	Address	City	State	Zip	Country
MARIA GRAZIA BOLDROCCHI	VIA PAOLO GIOVIO 9	MILANO 20144			ITALY
MARIA HLADKA	SOKOLIKA 3	MARTIN 03601			SLOVAKIA
ROBERTO POLILLO PATRICIA CAPROTTI	VIA ANDREA PONTI 15	MILANO 20143			ITALY
TAM KHUU	400 ADELAIDE ST EAST 2301	TORONTO ON M5A 4S3			CANADA
VALERIE CREUZARD	163 AVENUE CHARLES DE GAULLE	92100 NEUILLY SUR SEINE			FRANCE
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
1560 1568 DREXEL AVENUE LLC C/O THE BERNSTEIN LAW FIRM	1688 MERIDIAN AVE #418	MIAMI BEACH	FL	33139	USA
1600 COLLINS AVENUE LLC	1065 KANE CONCOURSE #201	BAY HARBOR ISLANDS	FL	33154	USA
1600 DREXEL LLC	PO BOX 414257	MIAMI	FL	33141	USA
420 LINCOLN RD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
ABE SHEDROFF & W ESTHER EST OF % SHEDROFF	520 16 ST UPPR	MIAMI BEACH	FL	33139	USA
ALAIN OUELHADJ CORINNE OUELHADJ	1542 DREXEL AVE UNIT 108	MIAMI BEACH	FL	33139	USA
ALEJANDRO VICENS & RONALD E RODGERS	1550 DREXEL AVE #102	MIAMI BEACH	FL	33139-7920	USA
ALFREDO ARIAS & W REGINA	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
AMAURY VALLE & W MARIA ET AL	4695 SW 13TH ST	MIAMI	FL	33134	USA
ANDREW JORDAN	1542 DREXEL AVE #203	MIAMI BEACH	FL	33139-7923	USA
BARRY D MEISELMAN TOBA MEISELMAN TRS OF ABBY M TR B D MEISELMAN 2013 FAM IRREVOC TR	9850 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
BARTHELEMY GARNIER CHARLOTTE JONCQUIERT	1616 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
BERKELEY SHORE LLC	1111 KANE CONCOURSE #217	BAY HARBOR ISLANDS	FL	33154	USA
CALVIN SIBLEY	3921 ALTON RD #264	MIAMI BEACH	FL	33139	USA
CATERINA GONNELLI C/O ELEONARA DEPALMA P A	PO BOX 190026	MIAMI	FL	33139	USA
CATHERINE ROUSSELBIN JTRS SYLVERE DIAGOURAGA JTRS	1542 DREXELL AVE STE 207	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
COLOSO PROP	8345 NW 66 ST #3537	MIAMI	FL	33166	USA
DARREN BUCK LAINIE BUCK	1460 SW 19TH ST	BOCA RATON	FL	33486-6514	USA
DON MULLEN & W CAROL FEE HOLDER WASHINGTON STORE #5 LLC LESSEE ROBERT SPERANS FEE HOLDER	17525 NE 9 AVE	MIAMI	FL	33162	USA
DREXEL APARTMENTS LTD	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
DREXEL SBH LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SW 2 AVE #1010	MIAMI	FL	33131	USA
EUGENE BAKER MAUREEN LEASWITCH JTRS	1542 DREXEL AVE #307	MIAMI BEACH	FL	33139	USA
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FH: 1530 WASHINGTON AVE LTD	9425 HARDING AVE	SURFSIDE	FL	33154-2803	USA
FRANCE C HOUDARD	88 GREENWICH ST #417	NYC	NY	10003	USA
FRANCOISE AUGER	1542 DREXEL AVE UNIT 308	MIAMI BEACH	FL	33139	USA
FUN BUSINESS TEAM LLC	2711 CENTERVILLE RD 400	WILMINGTON	DE	19808	USA
GALEN PITTSLEY	412 TELFAIR WAY	CANTON	GA	30115	USA
GI & BE REAL ESTATE LLC C/OJET SET GROUP LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
GLADISCO (USA) INC	410 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC	410 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC % PROP MANGMT ENT	410 - 16 ST	MIAMI BEACH	FL	33139	USA



HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HR SUCCESS MANAGEMENT LLC	1550 DREXEL AVE UNIT 205	MIAMI BEACH	FL	33139	USA
IVETTE A BROWN	1550 DREXEL AVE #204	MIAMI BEACH	FL	33139-7952	USA
JAMES WILLIAMS JOHN EHLERS	85 JOHN STREET # 10 N	NEW YORK	NY	10038	USA
JERIPA INVEST LLC	741 NE 115 ST	BISCAYNE PARK	FL	33161	USA
JOSEPH JABER	920 68 ST NW	BRADENTON	FL	34209	USA
JOSHUA F JEFFERSON REBECCA A JEFFERSON	1550 DREXEL AVE UNIT 202	MIAMI BEACH	FL	33139	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
MANUEL DOMINGUEZ &W MARIA	1540 WASHINGTON AVE	MIAMI BEACH	FL	33139-7801	USA
MARCELO POVEDA OLGA W MONCADA	1542 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MICHAEL J CLEARY	1550 DREXEL AVE #208	MIAMI BEACH	FL	33139-7929	USA
MID-ATLANTIC MANAGEMENT INC	1550 COLLINS AVE	MIAMI BEACH	FL	33139-3111	USA
OCTAVE & MARILOU LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
OLD PADUA INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
PATRICIA SCHUTTE & LOUISE OSIUS % L JULES ARKIN	3835 LA POSADA DR	PALM BEACH GARDENS	FL	33410	USA
PINGAN LLC	175 SW 7 ST 1716	MIAMI	FL	33130	USA
PREDRAG GRNCARSKI &W GISELLE G	35 20 LEVERICH ST #B226	JACKSON HEIGHT	NY	11372	USA
R PATRICK ARTHUR	4925 COLLINS AVE #7F	MIAMI BEACH	FL	33140	USA
RAFAEL DIEZ	1542 DREXEL AVE #301	MIAMI BEACH	FL	33139-7941	USA
RAYANS BEACH LLC	301 ARTHUR GODFREY RD #402	MIAMI BEACH	FL	33140	USA
REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
REBECA JARDINES RAYMOND ANTHONY NAVARRO	1542 DREXEL AVE 102	MIAMI BEACH	FL	33139	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
RIRI KIM	8 SPRUCE STREET #53C	NEW YORK	NY	10038	USA
SABRINA 1616 INC	3370 MARY STREET	MIAMI	FL	33133	USA
SCOTT ALBERT	9 GRACE TER # 1	PASSAIC	NJ	07055-4503	USA
SHARI D LINNICK	1542 DREXEL AVE 103	MIAMI BEACH	FL	33139	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SUNSET APT LLC	808 COLLINS AVE	MIAMI BEACH	FL	33139	USA
TAG LINCOLN PLACE LLC C/O THE ANDALEX GROUP	430 PARK AVE 5 FLOOR	NEW YORK	NY	10022	USA
TRACY L HUGHES	1542 DREXEL AVE APT 306	MIAMI BEACH	FL	33139	USA
TSE REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
ULISES NUNEZ &W MARIA	39 56 65 PL	WOODSIDE	NY	11377	USA
URGUT LLC	4812 PINE TREE DR #201	MIAMI BEACH	FL	33140	USA
URSULA B DAY	60 EAST 8 ST APT 16L	NEW YORK	NY	10003	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA

MARIA GRAZIA BOLDROCCHI  
VIA PAOLO GIOVIO 9  
MILANO 20144  
ITALY

MARIA HLADKA  
SOKOLIKA 3  
MARTIN 03601  
SLOVAKIA

ROBERTO POLILLO PATRICIA CAPROTTI  
VIA ANDREA PONTI 15  
MILANO 20143  
ITALY

TAM KHUU  
400 ADELAIDE ST EAST 2301  
TORONTO ON M5A 4S3  
CANADA

VALERIE CREUZARD  
163 AVENUE CHARLES DE GAULLE  
92100 NEUILLY SUR SEINE  
FRANCE

1542 WASHINGTON LLC  
1717 N BAYSHORE DR #3531  
MIAMI, FL 33132

1560 1568 DREXEL AVENUE LLC C/O THE  
BERNSTEIN LAW FIRM  
1688 MERIDIAN AVE #418  
MIAMI BEACH, FL 33139

1600 COLLINS AVENUE LLC  
1065 KANE CONCOURSE #201  
BAY HARBOR ISLANDS, FL 33154

1600 DREXEL LLC  
PO BOX 414257  
MIAMI, FL 33141

420 LINCOLN RD DEVELOPMENT LLC  
420 LINCOLN RD STE 330  
MIAMI BEACH, FL 33139

420 LINCON RD ASSOCIATES LTD % PLC  
REAL ESTATE HOLDINGS INC  
420 LINCOLN RD #2D  
MIAMI BEACH, FL 33139

ABE SHEDROFF & W ESTHER EST OF %  
SHEDROFF  
520 16 ST UPPR  
MIAMI BEACH, FL 33139

ALAIN OUELHADJ CORINNE OUELHADJ  
1542 DREXEL AVE UNIT 108  
MIAMI BEACH, FL 33139

ALEJANDRO VICENS & RONALD E RODGERS  
1550 DREXEL AVE #102  
MIAMI BEACH, FL 33139-7920

ALFREDO ARIAS & W REGINA  
PO BOX 9594  
ELIZABETH, NJ 07202-0594

AMAURY VALLE & W MARIA ET AL  
4695 SW 13TH ST  
MIAMI, FL 33134

ANDREW JORDAN  
1542 DREXEL AVE #203  
MIAMI BEACH, FL 33139-7923

BARRY D MEISELMAN TOBA MEISELMAN TRS  
OF ABBY M TR B D MEISELMAN 2013 FAM  
IRREVOC TR  
9850 E BROADVIEW DR  
BAY HARBOR ISLANDS, FL 33154

BARTHELEMY GARNIER CHARLOTTE  
JONCQUIERT  
1616 DREXEL AVE 4  
MIAMI BEACH, FL 33139

BERKELEY SHORE LLC  
1111 KANE CONCOURSE #217  
BAY HARBOR ISLANDS, FL 33154

CALVIN SIBLEY  
3921 ALTON RD #264  
MIAMI BEACH, FL 33139

CATERINA GONNELLI C/O ELEONARA  
DEPALMA P A  
PO BOX 190026  
MIAMI, FL 33139

CATHERINE ROUSSELBIN JTRS SYLVERE  
DIAGOURAGA JTRS  
1542 DREXELL AVE STE 207  
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH ECONOMIC  
DEVELOPMENT  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

COLOSO PROP  
8345 NW 66 ST #3537  
MIAMI, FL 33166

DARREN BUCK LAINIE BUCK  
1460 SW 19TH ST  
BOCA RATON, FL 33486-6514

DON MULLEN & W CAROL FEE HOLDER  
WASHINGTON STORE #5 LLC LESSEE  
ROBERT SPERANS FEE HOLDER  
17525 NE 9 AVE  
MIAMI, FL 33162

DREXEL APARTMENTS LTD  
1800 PURDY AVE #2412  
MIAMI BEACH, FL 33139-1461

DREXEL SBH LLC  
660 CURTISWOOD DR  
KEY BISCAYNE, FL 33149

DYAL CORP  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

EDOS INTERNATIONAL INC C/O FINLEY &  
BOLOGNA INTL  
150 SE 2 AVE #1010  
MIAMI, FL 33131

EDOS INTERNATIONAL INC C/O FINLEY &  
BOLOGNA INTL  
150 SW 2 AVE #1010  
MIAMI, FL 33131

EUGENE BAKER MAUREEN LEASWITCH JTRS  
1542 DREXEL AVE #307  
MIAMI BEACH, FL 33139

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

FH: 1530 WASHINGTON AVE LTD  
9425 HARDING AVE  
SURFSIDE, FL 33154-2803

FRANCE C HOUDARD  
88 GREENWICH ST #417  
NYC, NY 10003

FRANCOISE AUGER  
1542 DREXEL AVE UNIT 308  
MIAMI BEACH, FL 33139

FUN BUSINESS TEAM LLC  
2711 CENTERVILLE RD 400  
WILMINGTON, DE 19808

GALEN PITTSLEY  
412 TELFAIR WAY  
CANTON, GA 30115

GI & BE REAL ESTATE LLC C/OJET SET  
GROUP LLC  
860 COLLINS AVE #207  
MIAMI BEACH, FL 33139

GLADISCO (USA) INC  
410 16 ST  
MIAMI BEACH, FL 33139-3001

GLADISCO INC  
410 16 ST  
MIAMI BEACH, FL 33139-3001

GLADISCO INC % PROP MANGMT ENT  
410 - 16 ST  
MIAMI BEACH, FL 33139

HENRY M FEIEREISEN TRS  
340 E 64 ST #21G  
NEW YORK, NY 10065

HR SUCCESS MANAGEMENT LLC  
1550 DREXEL AVE UNIT 205  
MIAMI BEACH, FL 33139

IVETTE A BROWN  
1550 DREXEL AVE #204  
MIAMI BEACH, FL 33139-7952

JAMES WILLIAMS JOHN EHLERS  
85 JOHN STREET # 10 N  
NEW YORK, NY 10038

JERIPA INVEST LLC  
741 NE 115 ST  
BISCAYNE PARK, FL 33161

JOSEPH JABER  
920 68 ST NW  
BRADENTON, FL 34209

JOSHUA F JEFFERSON REBECCA A  
JEFFERSON  
1550 DREXEL AVE UNIT 202  
MIAMI BEACH, FL 33139

LINCOLN ROAD OWNER LLC  
500 BOYLSTON ST 1880  
BOSTON, MA 02116

MANUEL DOMINGUEZ &W MARIA  
1540 WASHINGTON AVE  
MIAMI BEACH, FL 33139-7801

MARCELO POVEDA OLGA W MONCADA  
1542 DREXEL AVE #105  
MIAMI BEACH, FL 33139

MIAMI BEACH COMMUNITY CH INC  
1620 DREXEL AVE  
MIAMI BEACH, FL 33139

MICHAEL J CLEARY  
1550 DREXEL AVE #208  
MIAMI BEACH, FL 33139-7929

MID-ATLANTIC MANAGEMENT INC  
1550 COLLINS AVE  
MIAMI BEACH, FL 33139-3111

OCTAVE & MARILOU LLC  
660 CURTISWOOD DR  
KEY BISCAYNE, FL 33149

OLD PADUA INC  
1464 WASHINGTON AVE  
MIAMI BEACH, FL 33139

PATRICIA SCHUTTE & LOUISE OSIUS % L  
JULES ARKIN  
3835 LA POSADA DR  
PALM BEACH GARDENS, FL 33410

PINGAN LLC  
175 SW 7 ST 1716  
MIAMI, FL 33130

PREDRAG GRNCARSKI &W GISELLE G  
35 20 LEVERICH ST #B226  
JACKSON HEIGHT, NY 11372

R PATRICK ARTHUR  
4925 COLLINS AVE #7F  
MIAMI BEACH, FL 33140

RAFAEL DIEZ  
1542 DREXEL AVE #301  
MIAMI BEACH, FL 33139-7941

RAYANS BEACH LLC  
301 ARTHUR GODFREY RD #402  
MIAMI BEACH, FL 33140

REAL ESTATE MANAGEMENT INC  
250 BOWERY 2ND FLOOR  
NEW YORK, NY 10013

REBECA JARDINES RAYMOND ANTHONY  
NAVARRO  
1542 DREXEL AVE 102  
MIAMI BEACH, FL 33139

REFC REAL ESTATE CORP  
1331 LINCOLN RD #601  
MIAMI BEACH, FL 33139

RIRI KIM  
8 SPRUCE STREET #53C  
NEW YORK, NY 10038

SABRINA 1616 INC  
3370 MARY STREET  
MIAMI, FL 33133

SCOTT ALBERT  
9 GRACE TER # 1  
PASSAIC, NJ 07055-4503

SHARI D LINNICK  
1542 DREXEL AVE 103  
MIAMI BEACH, FL 33139

SML 350 LINCOLN INC  
666 BROADWAY 2ND FLOOR  
NEW YORK, NY 10012

SUNSET APT LLC  
808 COLLINS AVE  
MIAMI BEACH, FL 33139

TAG LINCOLN PLACE LLC C/O THE ANDALEX  
GROUP  
430 PARK AVE 5 FLOOR  
NEW YORK, NY 10022

TRACY L HUGHES  
1542 DREXEL AVE APT 306  
MIAMI BEACH, FL 33139

TSE REAL ESTATE MANAGEMENT INC  
250 BOWERY 2ND FLOOR  
NEW YORK, NY 10013

ULISES NUNEZ &W MARIA  
39 56 65 PL  
WOODSIDE, NY 11377

URGUT LLC  
4812 PINE TREE DR #201  
MIAMI BEACH, FL 33140

URSULA B DAY  
60 EAST 8 ST APT 16L  
NEW YORK, NY 10003

VINCENT J ROMVIEL &W JOY R WHITE  
4222 LELAND ST  
CHEVY CHASE, MD 20815

WASHINGTON JAL INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

## MIAMI DADE - SCHOOL CONCURRENCY LIST

**Below is the established process for the Planning Department's review of applications where new residential units are proposed.**

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

--	--

**Please provide the following information:**

Applicant Name (owners):	420 Lincoln Road Development, LLC
Applicant Phone (owners):	c/o 305-374-5300
Applicant Email(owners):	c/o MEntin@brzoninglaw.com
Project Address :	1600 Washington Avenue, Miami Beach, FL
Contact Name:	Monika Entin
Contact Phone:	305-374-5300
Contact Email:	MEntin@brzoninglaw.com
Local Government Application Number (Board Number or Permit number):	Planning Board - Miami Beach
Master Folio Number:	02-3234-006-0010
Additional Folio Numbers:	
Total Acreage:	Approximately 16,200 Sq.Ft
Proposed Use (number of units)*:	124
SFH (Existing/Proposed):	N/A
TH (Existing/Proposed):	N/A
Multyfamily (Existing/Proposed):	10 existing apartment units/ 134 proposed apartment units

**The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.**

--	--

\*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.



CFN 2009R0672311  
OR Bk 27015 Pgs 2674 - 2678 (5pgs)  
RECORDED 09/17/2009 10:11:22  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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

**PROPERTY:** 1619 Drexel Avenue  
Lincoln East Parking Garage

**FILE NO.** 1929

**IN RE:** The application by 420 Lincoln Road Development, LLC requesting Conditional Use approval to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet.

**LEGAL DESCRIPTION:** Lots 6, 7, 8, 9, and 10, Block 53, Pine Ridge Subdivision Plat Book 6, Page 34 of the Public Records of Miami-Dade County Florida

**MEETING DATE:** July 28, 2009

**CONDITIONAL USE PERMIT**

The applicant, 420 Lincoln Road Development, LLC, filed an application with the Planning Director for a Conditional Use Permit to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet. 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 and the staff report and analysis, which are adopted herein, including the recommendations, that the Conditional Use Permit be modified as requested, upon the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. 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 420 Lincoln Road Development, Inc. as owner of the property. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.
4. This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 54 parking spaces to fulfill the required parking for the retail space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 8. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.
5. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.
6. Entry to and exit from the parking garage shall be on 16<sup>th</sup> Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.
7. 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.
8. A sight distance review in relation to the proposed wall to be located on the east side of the 16<sup>th</sup> Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.
9. A "Do Not Block Sidewalk" sign shall be posted at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screeching and

unnecessary horn-honking shall be posted at the garage entrance. All such signage shall be subject to staff review and approval.

10. The applicant shall explore with the Public Works Department the feasibility of creating a dedicated right-hand turn lane at the N.E. corner of 16<sup>th</sup> Street and Drexel Avenue.
11. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.
12. Storage of vehicles by valet operators for off-site facilities shall be permitted.
13. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.
14. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to 150 seats.
15. "Entertainment," as defined in the City Code, shall not be permitted on the premises.
16. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 8 shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.
17. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.
18. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between 9:00 a.m. and 6:00 p.m.
19. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
20. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.

21. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.
22. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), or other successor or substitute transportation mitigation program adopted by the City for this purpose, as determined by City staff, including payment of a mobility fee, if deemed necessary, by paying its fair share cost, as may be determined by the Concurrency Management Division.
23. 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.
24. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
25. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.
26. 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.
27. 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.
28. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit
29. 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.

Dated this 8 day of September, 2009

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: *Jorge G. Gomez*  
Jorge G. Gomez, Planning Director  
For Chairman

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 8 day of September,  
2009, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida  
Municipal Corporation, on behalf of the corporation. He is personally known to me.

*Randy Cesar*

Notary:  
Print Name: *Randy Cesar*  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

[NOTARIAL SEAL OR SIGNATURE]



Approved As To Form:  
Legal Department (*8/19-3-09*)

F:\PLAN\PLB\2009\7-28-09\1929 - 1619 Drexel Ave\1929 - CUP.doc

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

**PROPERTY:** 1601 - 1619 Drexel Avenue  
Lincoln East Parking Garage – Time Out Market

**FILE NO.** PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929

**IN RE:** The applicant, 420 Lincoln Road Development, LLC, requested a modification to a previously issued Conditional Use Permit for a parking structure with commercial/retail uses on the ground floor. Specifically, the applicant is requesting to increase the number of seats previously approved and for the operation of a Neighborhood Impact Establishment, pursuant to Section 118, Article IV of the City Code.

**LEGAL DESCRIPTION:** Lots 6, 7, 8, 9, and 10, Block 53, Pine Ridge Subdivision Plat Book 6, Page 34 of the Public Records of Miami-Dade County Florida

**MEETING DATE:** July 28, 2009; February 28, 2017, May 23, 2017

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, 420 Lincoln Road Development, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit for a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet. Specifically, the applicant requested to increase the number of seats previously approved and for the operation of a Neighborhood Impact Establishment, pursuant to Section 118, Article IV 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;

MB

PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue  
 May 23, 2017  
 Page 2 of 9

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 and the staff report and analysis, which are adopted herein, including the recommendations, that the Conditional Use Permit be modified as requested, upon the following conditions to which the applicant has agreed: Underlining denotes new language and ~~striketrough~~ denotes stricken language from the previous Order dated July 28, 2009. Double underline and ~~double striketrough~~ denote changes from the order for the February 28, 2017 meeting.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR for the ground floor venue. 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 Modified Conditional Use Permit is issued to 420 Lincoln Road Development, Inc. as owner of the property. Time Out Market as tenant and operator of this Neighborhood Impact Establishment consisting of a restaurant and alcoholic beverage establishment, with an occupant content of over 300 persons. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The patron occupant load shall be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt. This Modified Conditional Use Permit authorizes a total of approximately 440 seats (320 interior and 120 exterior).
4. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.
5. This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 54 80 parking spaces to fulfill the required parking for the retail restaurant space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 8-22. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.

MB



PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue

May 23, 2017

Page 3 of 9

6. Prior to the issuance of a CO or BTR for the uses approved herein, the applicant shall obtain a building permit and complete the following:
- a. All windows at the first level of the structure shall be fixed and non-operable.
  - b. Double-Door vestibules shall be required for the southwest and northwest patron access points, as denoted in the plans submitted and reviewed by the Planning Board. As long as the Fire department agrees, and it does not pose a life safety threat, the center set of doors, shall ONLY be utilized as an emergency exit during all times that entertainment is operating, unless a double door vestibule is provided for that entrance. Double-Door vestibules shall be required for any additional patron access doors.
  - c. In order to minimize noise within the venue, acoustic absorbing materials shall be placed in the ceiling.
  - d. The location of deliveries and trash collection shall be indicated on the Building Permit plans, subject to the review and approval of staff.
  - e. Entrance and double-door vestibules shall not be left open (propped open) during operating hours.
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. A complete business/operation plan that includes all details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of the BTR, whichever occurs first.
  - b. Any "wet T-shirt," "thong", "bikini" or similar type of events shall be prohibited.
  - c. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
  - d. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

MB

PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue

May 23, 2017

Page 4 of 9

- e. The applicant shall submit to Planning staff for review and approval a delivery plan and waste removal plan, including the hours of operation, which does not negatively impact the residents across the street, prior to the issuance of a building permit. No trash pick-up shall be permitted before 8:00 AM or after 6:00 PM.
- f. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
- h. Except as may be required for fire or building code/Life Safety Code purposes, no speakers of any kind, shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project.
- i. The hours of operation for the interior shall be limited to the following:

Sundays through Thursdays: 7:00 AM to 11:00 PM

Fridays, Saturdays, eve of national holidays, and citywide sponsored special events: 7:00 AM to 2:00 Midnight (12:00 AM)

The above hours may be reduced; however a cooking facility shall remain open during all hours of operation.

- j. The sidewalk café on Drexel Avenue shall not exceed 120 seats, or such less number as may be approved by the City, and the hours of operation shall be limited to the following:

Sundays through Thursdays: 8 AM to 10:00 PM

Fridays, Saturdays, eve of national holidays and citywide sponsored special events: 8 AM to 11:00 PM

A clear path of seven (7') feet shall be required along the public sidewalk, clear of any obstructions.

- k. Entertainment shall be limited to a DJ and/or music played at a volume exceeding normal conversation, and shall only occur within the interior of the property. Live musical performances shall not be permitted. Hours of entertainment shall be limited to the following:

Sundays through Thursdays: 7:00 PM to 10:00 PM

Fridays, Saturdays, eve of national holidays, and citywide sponsored special events: 7:00 PM to Midnight (12:00 AM)

- l. No dance floor shall be permitted.

*mb*

PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue  
May 23, 2017  
Page 5 of 9

---

- m. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
- n. No patrons shall be allowed to queue on the sidewalk or public right-of-way.
- o. Once the exterior operations have closed, the tables and chairs shall be removed and/or secured in a fashion that they are not usable by passersby.
- p. Bussing stations shall not be permitted on the exterior of the premises.
- q. After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between closing and 7:00 AM.
- r. All trash pick-up shall occur from the designated area adjacent to the trash room on the east alley.
- s. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.
- t. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between ~~9:00~~ 8:00 a.m. and 6:00 p.m.
- u. Entry to and exit from the parking garage shall be on 16<sup>th</sup> Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.
- v. A "Do Not Block Sidewalk" sign shall be posted and maintained at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screaching and unnecessary horn-honking shall be posted at the garage entrance. All such signage shall be subject to staff review and approval.
- w. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level

MB

PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue

May 23, 2017

Page 6 of 9

controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application.

- x. A final report issued by such acoustical consultant shall be submitted to staff prior to the issuance of a BTR. Additionally, 60 days after the issuance of a BTR, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review demonstrating that the system's performance still complies with the design intent and recommendations of the sound system study submitted as part of this application.
  - y. Any person or entity operating pursuant to this conditional use permit shall post the operating conditions identified in the permit or the full conditional use permit in a conspicuous place in or about the premises where it may be seen upon inspection by any official of the city. For failure to do so, such person or entity may be issued a notice of violation and fined as if it were operating without the conditional use permit, as if it were not issued.
8. 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. 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.
  9. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
  10. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
  11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
  12. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, 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,

MB

PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue

May 23, 2017

Page 7 of 9

excessive, unnecessary, or unusual noise.

13. Within 60 days of the meeting in which this modification was approved, the applicant shall submit a complete Transportation Demand Management (TDM) plan for the review and approval of the Transportation Department and the City's transportation peer reviewer.
14. 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.
15. A sight distance review in relation to the proposed wall to be located on the east side of the 16<sup>th</sup> Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.
- ~~16. The applicant shall explore with the Public Works Department the feasibility of creating a dedicated right-hand turn lane at the N.E. corner of 16<sup>th</sup> Street and Drexel Avenue.~~
17. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.
18. Storage of vehicles by valet operators for off-site facilities shall be permitted.
19. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.
20. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to ~~450~~ 440 seats.
- ~~21. "Entertainment," as defined in the City Code, shall not be permitted on the premises.~~
22. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 8 ~~19~~ shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.
23. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.

PB 17-0113, a.k.a. PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue

May 23, 2017

Page 8 of 9

24. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
25. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.
- ~~26. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.~~
- ~~27. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), or other successor or substitute transportation mitigation program adopted by the City for this purpose, as determined by City staff, including payment of a mobility fee, if deemed necessary, by paying its fair share cost, as may be determined by the Concurrency Management Division.~~
28. 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.
29. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
30. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.
31. 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.
32. 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.
33. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit

mb



PB 17-0113, a.k.a.PB16-0066, f.k.a. PB File No. 1929 1601 Drexel Avenue  
 May 23, 2017  
 Page 9 of 9

34. 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.
35. 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 25<sup>th</sup> day of MAY, 2017

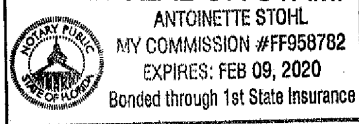
PLANNING BOARD OF THE  
 CITY OF MIAMI BEACH, FLORIDA  
 BY: Michael Belush  
 Michael Belush, AICP  
 Chief of Planning and Zoning  
 For Chairman

STATE OF FLORIDA )  
 COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25 day of MAY, 2017, by Michael Belush, Chief of Planning and Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Antoinette Stohl  
 Notary:  
 Print Name: ANTOINETTE STOHL  
 Notary Public, State of Florida  
 My Commission Expires:  
 Commission Number:

[NOTARIAL SEAL OR STAMP]



Approved As To Form:  
 Legal Department

Filed with the Clerk of the Board on 5/25/2017 ( JS )

MB

# MIAMI BEACH

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

Address:

File Number:

Date:

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE	Required	Provided
1	<b>Documents:</b>		
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	<b>Plans:</b>		
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)	X	
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials:

\* detailed topographic survey depicting spot grades (NGVD) as well as all utilities (underground/overhead) & easements / agreements w/ recordation data

# MIAMI BEACH

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

Address:

1600 Washt

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)	✓	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	✓	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations	✓	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b>	✓	
a	Identify: setbacks ✓ Height ✓ Drive aisle widths ✓ Streets and sidewalks widths ✓		
b	# parking spaces & dimensions ✓ Loading spaces locations & dimensions ✓		
c	# of bicycle parking spaces ✓		
d	Interior and loading area location & dimensions ✓		
e	Street level trash room location and dimensions ✓		
f	Delivery route ✓ Sanitation operation ✓ Valet drop-off & pick-up ✓ Valet route in and out ✓		
g	Valet route to and from ✓ auto-turn analysis for delivery and sanitation vehicles ✓		
* 44	<b>Variance Diagrams</b>	✓	
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: 

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

--	--	--

**Address:**

**File Number:**

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c )(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package.	X	

**NOTES:**

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

\_\_\_\_\_  
Date

Indicate N/A If Not Applicable

Initials: 

# PLAN CORRECTIONS REPORT (PB17-0138)

**PLAN ADDRESS:** 1600 Washington Ave  
Miami Beach, FL -331393107

**PARCEL:** 0232340060010

**APPLICATION DATE:** 06/13/2017

**SQUARE FEET:** 0.00

**DESCRIPTION:** CUP for Building over 50000 SF

**EXPIRATION DATE:**

**VALUATION:** \$0.00

## CONTACTS

Applicant

**Name**

**Company**

**Address**

MONIKA ENTIN

Maritza Haro

Bercow Radell and Fernandez

200 S. Biscayne Blvd. , 850  
Miami, FL 33131

MONIKA ENTIN

Christina Villa

Stantez

2 South Biscayne Blvd , 1670  
Miami, FL 33131

1. Planning Department Review  
General Planning Department Review (Plans)  
Correction: General Correction

Alejandro Garavito Ph: email: [aggaravito@miamibeachfl.gov](mailto:aggaravito@miamibeachfl.gov)

Comments: Staff First Submittal Review Comments Comments Issued: July 28, 2017 | AG

1. Survey: grade value and site area should be provided on the survey. The site should be clearly identified and should coordinate with zoning data chart. **Please see the updated survey sheets that denote all grade values of the site, contained within the plan set.**
  2. This project is proposing to modify loading, access and operations from the original CUP of the garage/Time out Market; the applicant should apply for a modification to this CUP. **Approval of this project will be conditioned upon a Modification of the CUP for the property at 1601 Drexel Avenue, pending the resolution of Miami-Dade County Case Number: 2017-00237-AP-01.**
  3. The proposed changes on the alley for loading, maneuvering, operations are not clear and are not reflected on the traffic study. **Please refer to sheet E-7 of the project plans, which show maneuverability and the supplemental exhibit to the traffic study prepared by Traf Tech Engineering.**
  4. We have not received a confirmation from the Transportation Department on the meeting with the applicant to determine the methodology for the traffic impact study/peer review. **Traffic study submitted consistent with methodology meeting, Planning staff to confirm with the City's Transportation Department.**
  5. Required parking: submit plans for all the floors on the garage showing the allocation of parking for the different uses on the site, it should comply with the Garage/time out market CUP conditions, this is a main use garage and it cannot exceed 50% of the area to fulfill the required parking of the site, to prove this, plans and zoning data should've been provided. (The required parking area that exceeds the 50% should pay PIF). **Please refer to sheets B-7 and B-8 of the project plans, which provide the breakdown for the parking levels.**
- Per MB this application is incomplete and the information submitted is insufficient for a review, for this reason it cannot be placed on the September agenda, please setup a meeting with Planning Staff.  
See below additional comments that should be addressed including other comments that have been issued and will be issued thru the CAP system shortly.
6. The proposed retail parking requirements is not reflected on the zoning data, please revise **Please refer to the revised zoning data table contained within the project plans.**
  7. The bicycle racks should be provided inside the new building, provide location and number of racks provided. **Please refer to sheet E-3 of the project plans denoting the bicycle racks within the accessory use garage, which is located within the boundary of the project.**
  8. Provide operational plan. (Deliveries, trash pick-up times, hours of operation, number of employees, security etc.). **Please refer to the Operational Plan provided as part of the CAP final submission.**
  10. The new building should provide a ventilation chase if the ground floor space changes to a restaurant in the future, otherwise a condition will be placed to prohibit a change of use in the future to a restaurant use. The chase should be noted on plans, elevations, sections and roof plan. **Please refer to sheets E-3, E-4, and E-5, of the project plans depicting ventilation**
  11. Site plan/first floor plan: provide back flow preventer location **Please refer to sheet E-3 which reflect the back flow preventer.**
  12. Provide CUP for Time Out / parking garage. **Please refer to the supplemental documents provided as part of the CAP Final Submittal.**
  13. Additional Landscape comment: The applicant should explore the replacement of existing palms and use of canopy trees along 16th Street and Drexel Avenue. **The applicant has explored the removal and replacement of existing palms with proposed canopy trees. The Applicant believes the existing mature palms are healthy, in good condition and consistent with the area landscaping, therefore, does not believe the removal and replacement would be beneficial to the area or the property.**

The next first submittal deadline is August 15, 2017 for the October PB meeting, please make sure all the comments are address.

2. Planning Landscape Review  
Planning Landscape Review  
Correction: General Correction

Enrique Nunez Ph: email: [EnriqueNunez@miamibeachfl.gov](mailto:EnriqueNunez@miamibeachfl.gov)

- Comments: 1. Provide street names on Landscape Plans. **Please refer to the revised landscape sheets in the project plan.**
2. Remove the existing Royal Palms along Washington Avenue and plant approved shade trees at 20 feet on center including Silva Cells as part of the street tree plantings. **The applicant has explored the removal and replacement of existing palms with proposed canopy trees. The Applicant believes the existing mature palms are healthy, in good condition and consistent with the area landscaping, therefore, does not believe the removal and replacement would be beneficial to the area or the property.**
  3. Furthermore, applicant shall study the opportunity to provide parking lane planters with Silva Cells every two parallel spaces as an opportunity to plant street trees in areas with narrow sidewalks. **The Applicant will study these alternatives and provide staff and the board the determination made with respect to same.**