MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, 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
  - ☐ AMENDMENT 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: 601-685 Washington Avenue

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) _____

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

NAME Washington Squared Owner, LLC c/o Andrew Joblon
ADDRESS 1691 Michigan Avenue, Suite 445, Miami Beach, Fl 33140
BUSINESS PHONE (305) 763-8457 CELL PHONE _____
E-MAIL ADDRESS aj@turnbridgeequities.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

---

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:
NAME Michael W. Larkin & Matthew Amster
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@brzoninglaw.com

☐ AGENT: X: ARCHITECT
NAME Nichols Brosch Wurst Wolfe & Associates c/o James Wurst
ADDRESS 161 Almeria Ave, Coral Gables, FL 33134
BUSINESS PHONE (305) 443-5206 CELL PHONE _____
E-MAIL ADDRESS jwurst@nbww.com

☐ CONTACT:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

---

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:
☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Morris Adjmi Architects c/o Ian Mills
ADDRESS 60 Broad Street, 32nd Floor, New York City, NY 10004
BUSINESS PHONE (212) 982-2020 CELL PHONE _____
E-MAIL ADDRESS im@ma.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:
Renovation and preservation of historic storefronts and construction of 7-story mixed-use development containing 2-story podium with ground floor retail and second floor parking and 5-story, 312 unit hotel tower above podium at south end with variances for rear tower setback and triple-stacked tandem parking spaces (valet-only). Please see letter of intent for more details.

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO

4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO

4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 138,796 SQ. FT.

4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 144,135 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: Andrew Joblon, Manager

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 2nd day of March, 2016. The foregoing instrument was acknowledged before me by_____, who has produced_____as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Valentina Ananda Parada
COMMISSION # FF134267
EXPIRES: JUN 19, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

NOTARY PUBLIC

My Commission Expires: June 19, 2018

Valentina Parada

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF

COUNTY OF

I, Andrew Joblon, being duly sworn, depose and certify as follows: (1) I am the Manager (print title)of Washington Squared Owner, 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.

SIGNATURE

Sworn to and subscribed before me this_____ day of_____,20____.The foregoing instrument was acknowledged before me by Andrew Joblon, Manager of Washington Squared Owner, LLC, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

Valentina Ananda Parada
COMMISSION # FF134267
EXPIRES: JUN 19, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

NOTARY PUBLIC

My Commission Expires:

June 19, 2018

Valentina Parada

PRINT NAME

FILE NO._____

POWER OF ATTORNEY AFFIDAVIT

STATE OF **Florida**
COUNTY OF **Miami-Dade**

I, **Andrew Joblon**, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application.(2) I hereby authorize **Michael Larkin & Matthew Amster** to be my representative before the **HP** 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.

Andrew Joblon, Manager
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 2nd day of March, 2016. The foregoing instrument was acknowledged before me by **Andrew Joblon**, **Manager** of **Washington Squared Owner, LLC** who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Valentina Ananda Parada
COMMISSION # FF134267
EXPIRES: JUN 19, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

NOTARY PUBLIC

My Commission Expires
June 19, 2018

Valentina Parada
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.*

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

Washington Squared Owner, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See "Exhibit B"	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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.*

N/A
TRUST NAME

NAME AND ADDRESS	% 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.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami FL	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami FL	(305) 374-5300
c.	James Wurst	161 Almeria Avenue, Coral Gables, FL	(305) 443-5206
	Morris Adjmi	60 Broad Street, 32nd Floor, New York City, NY	(212) 982-2020

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

COUNTY OF

I, Andrew Joblon, being first duly sworn, depose and certify as follows: (1) I am the applicant, 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.

SIGNATURE

Sworn to and subscribed before me this 2nd day of March, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Valentina Ananda Parada
COMMISSION # FF134267
EXPIRES: JUN 19, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

NOTARY PUBLIC

Valentina Parada

PRINT NAME

My Commission Expires:

June 19, 2018

FILE NO.

Exhibit A

Legal Description

PARCEL 1: LOTS 11 AND 12, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 2: LOT 13 AND 14, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 3: THE NORTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 4: THE SOUTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 5: LOTS 16 AND 17, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 6: LOT 18, 19, 20 AND 21, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCELS 1 THORUGH 6 INCLUSIVE FORM A CONTIGUO PARCEL OF LAND WITHOUT GAP, GORE OR HIATUS,.

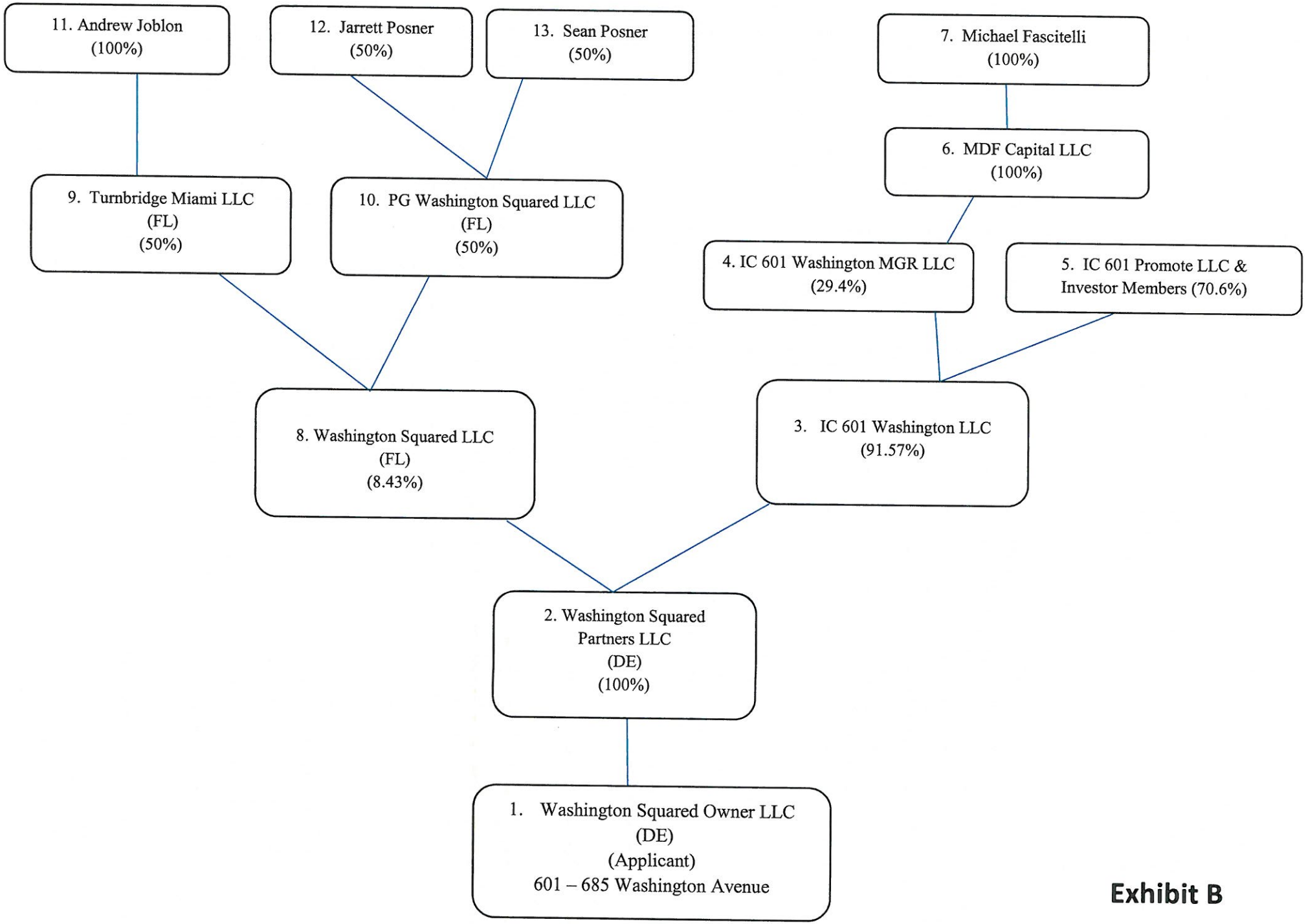
11. Andrew Joblon
(100%)
12. Jarrett Posner
(50%)
13. Sean Posner
(50%)
7. Michael Fascitelli
(100%)
6. MDF Capital LLC
(100%)
9. Turnbridge Miami LLC
(FL)
(50%)
10. PG Washington Squared LLC
(FL)
(50%)
4. IC 601 Washington MGR LLC
(29.4%)
5. IC 601 Promote LLC &
Investor Members (70.6%)
8. Washington Squared LLC
(FL)
(8.43%)
3. IC 601 Washington LLC
(91.57%)
2. Washington Squared
Partners LLC
(DE)
(100%)
1. Washington Squared Owner LLC
(DE)
(Applicant)
601 – 685 Washington Avenue

Exhibit B

1. **Washington Squared Owner LLC**
   c/o Andrew Joblon
   1691 Michigan Avenue, Suite 445
   Miami Beach, FL 33139

2. **Washington Squared Partners LLC**
   c/o Andrew Joblon
   1691 Michigan Avenue, Suite 445
   Miami Beach, FL 33139

3. **IC 601 Washington LLC**
   c/o Alex Bender
   888 7th Avenue, 27th Floor
   New York, NY 10019
   (212) 894-7090

4. **IC 601 Washington MGR LLC**
   c/o Alex Bender
   888 7th Avenue, 27th Floor
   New York, NY 10019
   (212) 894-7090

5. **IC 601 Promote LLC**
   c/o Alex Bender
   888 7th Avenue, 27th Floor
   New York, NY 10019
   (212) 894-7090

6. **MDF Capital LLC**
   c/o Alex Bender
   888 7th Avenue, 27th Floor
   New York, NY 10019
   (212) 894-7090

7. **Michael Fascitelli**
   888 7th Avenue, 27th Floor
   New York, NY 10019
   (212) 894-7090

8. **Washington Squared LLC**
   c/o Andrew Joblon
   1691 Michigan Avenue, Suite 445
   Miami Beach, FL 33139

9. **Turnbridge Miami LLC**
   c/o Andrew Joblon
   1691 Michigan Avenue, Suite 445
   Miami Beach, FL 33139

10. **PG Washington Squared LLC**
    c/o Sean Posner
    1691 Michigan Avenue, Suite 445
    Miami Beach, FL 33139

11. **Andrew Joblon**
    1691 Michigan Avenue, Suite 445
    Miami Beach, FL 33139

12. **Sean Posner**
    1691 Michigan Avenue, Suite 445
    Miami Beach, FL 33139

13. **Jarrett Posner**
    1691 Michigan Avenue, Suite 445
    Miami Beach, FL 33139

Washington Squared Owner BTRs

Address	Folio	Business	Use	Expiration Date
601 Washington	02-4203-004-0810			
		1. Beca 21 LLC DBA Balloon Expresso	Commercial retail	09/30/2015
		2. Half Price Tour Tickets	Commercial retail	09/30/2011
619 Washington	02-4203-004-0820			
		3. MAJ Management, LLC DBA Rachel's Steakhouse and Cabaret	Restaurant/dance hall/night club	09/30/2013
		4. BGM Management LLC DBA Ahnvee	Restaurant/dance hall/night club	09/30/2009
		5. MAJ Management LLC DBA San Angel Bar	Restaurant/dance hall/night club	09/30/2014
625 Washington	02-4203-004-0830			
		6. South Beach Cafeteria and Restaurant	Restaurant/bar	09/30/2015
		7. Rotella Amusement, Inc.	Billiard	09/30/2014
		8. Manuel Suarez DBA Yvema Enterprise	Billiard	See BCU1400961

Washington Squared Owner BTRs

Address	Folio	Business	Use	Expiration Date
633 Washington	02-4203-004-0850			
		9. Stein's Inc	Retail	09/30/2012
637 Washington	02-4203-004-0840			
		10. NYC Rooster LLC DBA The Cock	Restaurant/dance hall	09/30/2014
		11. DSF Unlimited, LLC DBA Daddy's Soul Food	Restaurant	09/30/2011
		12. Club Deco DBA Zoe Miami	Restaurant/dance hall	09/30/2010
655 Washington	02-4203-004-0860			
		13. KM Club DBA Dek23	Restaurant/dance hall/nightclub	09/30/2010
657-685 Washington	02-4203-004-0870			
		14. Sandel beach Corp DBA Manolo Churros, Pizza…	Restaurant/bar	09/30/2015
		15. Loz Feliz LLC	Restaurant/dance hall/nightclub	09/30/2008

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0810
Property Address:	601 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE STE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,871 Sq.Ft
Lot Size	10,270 Sq.Ft
Year Built	1934

Assessment Information			
Year	2015	2014	2013
Land Value	$3,594,500	$2,618,850	$2,310,750
Building Value	$214,516	$206,571	$206,571
XF Value	$34,831	$35,219	$35,608
Market Value	$3,843,847	$2,860,640	$2,552,929
Assessed Value	$3,077,272	$2,797,520	$2,543,200

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,077,272	$2,797,520	$2,543,200
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,843,847	$2,860,640	$2,552,929
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,077,272	$2,797,520	$2,543,200
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,077,272	$2,797,520	$2,543,200

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$766,575	$63,120	$9,729

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	$5,750,000	29674-1698	Qual by exam of deed
06/01/1997	$0	17736-4581	Sales which are disqualified as a result of examination of the deed
10/01/1980	$825,000	10889-2150	Deeds that include more than one parcel

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
LOTS 11 & 12 BLK 34
LOT SIZE IRREGULAR
OR 17736-4581 0697 4

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: BECA 21 LLC DBA BALLOON EXPRESSO
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10006094
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0242030040810

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

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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 Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
SQUARE FOOTAGE	2900
RETAIL INVENTORY	$ 45000
C_U # OF UNITS	2900

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

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PERMIT No 1525

BECA 21 LLC
601 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

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: HALF PRICE TOUR TICKETS
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10004656
Beginning: 10/01/2010
Expires: 09/30/2011
Parcel No: 0242030040810

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Additional Information
FOR RETAIL SALES ONLY
FOR RETAIL SEGWAY, BICYCLE, LONGBOARDS, SOUVENIORS, COMPUTERS

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

Code	Certificate of Use/Occupation
002800	BICYCLE, RENT & REPAIR
007100	EQUIPMENT RENTAL/RESPIRATORY EQUIPMENT
012065	MERCHANTS SALES
019900	TICKET OFFICE
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
RETAIL INVENTORY	$ 25000
PRORATION	quart
C_U # OF UNITS	2500
Bike, Rent_Repair FF	Y
Equipment Rental FF	Y
Ticket Office FF	Y

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

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HALF PRICE TOUR TICKETS
601 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0820
Property Address:	619 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 WASHINGTON AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
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	6,403 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1948

Assessment Information			
Year	2015	2014	2013
Land Value	$1,797,250	$1,540,500	$1,283,750
Building Value	$190,169	$25,000	$22,150
XF Value	$30,240	$0	$0
Market Value	$2,017,659	$1,565,500	$1,305,900
Assessed Value	$1,580,139	$1,436,490	$1,305,900

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,580,139	$1,436,490	$1,305,900
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$2,017,659	$1,565,500	$1,305,900
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,580,139	$1,436,490	$1,305,900
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,580,139	$1,436,490	$1,305,900

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$437,520	$129,010	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	$7,500,000	29674-1702	Qual on DOS, multi-parcel sale
12/01/1991	$0	15335-2703	Sales which are disqualified as a result of examination of the deed
12/01/1987	$325,000	13544-0516	Deeds that include more than one parcel

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
LOT 13 BLK 34
LOT SIZE 50.000 X 130
OR 15335-2703 1291 5

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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: MAJ MANAGEMENT, LLC D/B/A RACHEL'S STEAKHOUSE AND CA
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10002530
Beginning: 10/01/2012
Expires: 09/30/2013
Parcel No:

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

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information
Conditional Use file# PB 1875.
259 Restaurant
222 Lounge
14 Waiting Area
9 Cognac Lounge
504 TOTAL OCCUPANT LOAD, BMS0903352
Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	227
# OF SEATS	227
NIGHTCLUB LOAD FEE	504
OCCUPANCY LOAD	504
C_U # OF UNITS	227
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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RACHEL'S STEAKHOUSE AND CABARE
619-623 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

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: BGM MANAGEMENT LLC DBA AHNVEE
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10002295
Beginning: 01/06/2009
Expires: 09/30/2009
Parcel No:

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Additional Information

287 Restaurant
228 Lounge
14 Waiting Area
9 Cognac Lounge

538 TOTAL OCCUPANT LOAD, BMS0902746
Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	227
# OF SEATS	227
NIGHTCLUB LOAD FEE	538
OCCUPANCY LOAD	538
PRORATION	full
C_U # OF UNITS	227
ALC BEV, THROUGH 5AM	Y
ENTERTAIN OCCUPANCY	538
DANCE_ENT W_ ALCOHOL	Y

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

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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: MAJ MANAGEMENT LLC D/B/A SAN ANGEL BAR
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10006713
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No:

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Additional Information
OCCUPANT CONTENT CERTIFICATE #BMS1400048 (10/04/13)
MAXIMUM LEGAL OCCUPANCY IS #504 PERSONS, EXITS #4

Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE

NIGHTCLUB LOAD FEE	227
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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PERMIT No 1525

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0830
Property Address:	625 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 WASHINGTON AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,300 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1948

Assessment Information			
Year	2015	2014	2013
Land Value	$1,774,500	$1,521,000	$1,267,500
Building Value	$203,950	$25,000	$17,500
XF Value	$11,220	$0	$0
Market Value	$1,989,670	$1,546,000	$1,285,000
Assessed Value	$1,554,850	$1,413,500	$1,285,000

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,554,850	$1,413,500	$1,285,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,989,670	$1,546,000	$1,285,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,554,850	$1,413,500	$1,285,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,554,850	$1,413,500	$1,285,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$434,820	$132,500	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	$7,500,000	29674-1702	Qual on DOS, multi-parcel sale
12/01/1991	$0	15335-2703	Sales which are disqualified as a result of examination of the deed
12/01/1987	$325,000	13544-0516	Deeds that include more than one parcel

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
LOT 14 BLK 34
LOT SIZE 50.000 X 130
OR 15335-2703 1291 5

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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: SOUTH BEACH CAFETERIA & RESTAURANT
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10000865
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0242030040830

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Additional Information

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
003602	AUTO TELLER MACHINES
005102	25 CENTS AND OVER MACHINES
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	30
# OF OVER 25 CENT	2
# OF SEATS	30
C_U # OF UNITS	30
ALC BEV, THROUGH 5AM	Y
# OF AUTOTELLER MACH	1

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

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SOUTH BEACH CAFETERIA & REST
625 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

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: ROTELLA AMUSEMENT, INC.
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10000356
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0242030040830

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Additional Information
625 Washington Av. South Bch Cafe Rest.
1Pool tables
2 Juke Boxes
Decal #20140001 -#20140003 for Fiscal Year 2013-2014

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
002900	BILLIARD, POOL TABLES
011800	MACHINE & GAME DISTRIBUTORS
011801	COIN MACHINES

CERTIFICATE OF USE	8888
# OF COIN MACHINES	2
# POOL TABLES	1
Mach_Game Distrib FF	Y

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

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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: MANUEL SUAREZ DBA YVEMA ENTERPRISE
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10007802
Beginning:
Expires:
Parcel No: 0242030040830

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Additional Information

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
002900	BILLIARD, POOL TABLES
011800	MACHINE & GAME DISTRIBUTORS
011801	COIN MACHINES
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	8888
# OF COIN MACHINES	1
# POOL TABLES	2
PRORATION	quart
Mach_Game Distrib FF	Y

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

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MANUEL SUAREZ DBA YVEMA ENTERP
625 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0850
Property Address:	633 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,105 Sq.Ft
Lot Size	3,250 Sq.Ft
Year Built	1936

Assessment Information			
Year	2015	2014	2013
Land Value	$1,137,500	$975,000	$682,500
Building Value	$100,518	$96,795	$84,435
XF Value	$9,450	$9,600	$0
Market Value	$1,247,468	$1,081,395	$766,935
Assessed Value	$927,990	$843,628	$766,935

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$927,990	$843,628	$766,935
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,247,468	$1,081,395	$766,935
City			
Exemption Value	$0	$0	$0
Taxable Value	$927,990	$843,628	$766,935
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$927,990	$843,628	$766,935

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$319,478	$237,767	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
OCEAN BEACH ADDN NO 1 PB 3-11
S1/2 OF LOT 15 BLK 34
LOT SIZE 25.000 X 130
CF 73R-215310
OR 18666-3851 0699 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/18/2015	$2,250,000	29674-1705	Qual by exam of deed
06/01/2007	$1,250,000	25706-3470	Sales which are qualified
06/01/1999	$0	18666-3851	Sales which are disqualified as a result of examination of the deed
03/01/1990	$0	14494-3030	Sales which are disqualified as a result of examination of the deed

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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: STEIN'S INC
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-87002892
Beginning: 10/01/2011
Expires: 09/30/2012
Parcel No: 0242030040850

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

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 633 WASHINGTON AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
RETAIL INVENTORY	$ 44000
PREVIOUS BALANCE	$ 1527.98
C_U # OF UNITS	1

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

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STEIN'S INC

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0840
Property Address:	637 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,692 Sq.Ft
Lot Size	3,250 Sq.Ft
Year Built	1936

Assessment Information			
Year	2015	2014	2013
Land Value	$1,137,500	$975,000	$812,500
Building Value	$1,462,500	$170,700	$159,978
XF Value	$0	$5,850	$0
Market Value	$2,600,000	$1,151,550	$972,478
Assessed Value	$2,600,000	$1,069,725	$972,478

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$2,600,000	$1,069,725	$972,478
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$2,600,000	$1,151,550	$972,478
City			
Exemption Value	$0	$0	$0
Taxable Value	$2,600,000	$1,069,725	$972,478
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$2,600,000	$1,069,725	$972,478

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		$81,825	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/22/2014	$3,636,000	29244-4320	Not exposed to open-market; atypical motivation
07/21/2014	$0	29244-4309	Corrective, tax or QCD; min consideration
11/01/2007	$0	26154-3275	Sales which are disqualified as a result of examination of the deed
10/01/1991	$0	15247-2641	Sales which are disqualified as a result of examination of the deed

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
N 1/2 OF LOT 15 BLK 34
LOT SIZE 25.000 X 130
OR 15247-2641 1091 4
COC 26154-3275 11 2007 5

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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: NYC ROOSTER LLC DBA THE COCK
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10006966
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0242030040840

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

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information
NYC ROOSTER DBA THE ROOSTER
TOTAL OCCUPANT LOAD = 191 (BMS1400453)
TOTAL EXITS = 2
AS PER APPROVAL ON 1/29/14 PLANVALA: APPROVED, FULL SERVICE RESTAURANT, 60 SEATS, OCCUPANCY MAX IS 199 PERSONS, DANCING AND ENTERTAINMENT. KITCHEN MUST REMAIN OPEN AT ALL TIMES.
Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	905
SQUARE FOOTAGE	60
# OF SEATS	60
OCCUPANCY LOAD	191
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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PERMIT No 1525

ALLAN MANNARELLI

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: DSF UNLIMITED, LLC DBA DADDY'S SOUL FOOD
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10004391
Beginning: 10/01/2010
Expires: 09/30/2011
Parcel No: 0242030040840

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Additional Information
RESTURANT "DADDY'S SOUL FOOD"
TOTAL OCCUPANT LOAD = 90 (BMS1101738)
TOTAL EXITS = 2
RESTAURANT ONLY ON THE FIRST FLOOR, AND THE KITCHEN.
SECOND FLOOR NOT TO BE USED AS PART OF THE RESTAURANT.
Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE
transf	TRANSFER

CERTIFICATE OF USE	900
# OF SEATS	60
OCCUPANCY LOAD	90
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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PERMIT No 1525

DANIELLE KELLEHER

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: CLUB DECO, INC. D/B/A ZOE MIAMI
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-06001675
Beginning: 10/01/2009
Expires: 09/30/2010
Parcel No: 0242030040840

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Additional Information
Occupant Content:1st Floor occupant is 97 + 2nd Flooroccupant 102 = 199.

Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	60
OCCUPANCY LOAD	199
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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ZOE MIAMI
637 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0860
Property Address:	655 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,405 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1936

Assessment Information			
Year	2015	2014	2013
Land Value	$4,550,000	$3,400,000	$2,925,000
Building Value	$352,562	$339,505	$339,505
XF Value	$36,600	$37,050	$37,500
Market Value	$4,939,162	$3,776,555	$3,302,005
Assessed Value	$3,995,425	$3,632,205	$3,302,005

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,995,425	$3,632,205	$3,302,005
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$4,939,162	$3,776,555	$3,302,005
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,995,425	$3,632,205	$3,302,005
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,995,425	$3,632,205	$3,302,005

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$943,737	$144,350	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	$5,750,000	29674-1707	Qual by exam of deed
06/01/1997	$0	17736-4580	Sales which are disqualified as a result of examination of the deed
10/01/1980	$825,000	10889-2150	Deeds that include more than one parcel

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
LOTS 16 & 17 BLK 34
LOT SIZE 100.000 X 130
OR 17736-4580 0697 4

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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: KM CLUB LLC
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10000116
Beginning: 10/01/2009
Expires: 09/30/2010
Parcel No: 0242030040860

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Additional Information
Occupant Content for 655-657 Wash. Av.
Indoor area: 181 persons
Outdoor area: 49 persons
Total: 230 persons
DBA DEK23

Storage Locations

TRADE ADDRESS: 655 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	910
NIGHTCLUB LOAD FEE	230
OCCUPANCY LOAD	230
C_U # OF UNITS	65
ALC BEV, THROUGH 5AM	Y
# OF BAR CHAIRS	65
DANCE_ENT W_ ALCOHOL	Y

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

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KM CLUB LLC

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0870
Property Address:	657 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	23,825 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	1934

Assessment Information			
Year	2015	2014	2013
Land Value	$9,100,000	$7,300,000	$5,850,000
Building Value	$938,659	$909,313	$914,732
XF Value	$97,936	$98,815	$99,695
Market Value	$10,136,595	$8,308,128	$6,864,427
Assessed Value	$8,305,955	$7,550,869	$6,864,427

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$8,305,955	$7,550,869	$6,864,427
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$10,136,595	$8,308,128	$6,864,427
City			
Exemption Value	$0	$0	$0
Taxable Value	$8,305,955	$7,550,869	$6,864,427
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$8,305,955	$7,550,869	$6,864,427

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$1,830,640	$757,259	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	$11,500,000	29674-1711	Qual by exam of deed
06/01/1997	$0	17736-4582	Sales which are disqualified as a result of examination of the deed
10/01/1980	$825,000	10889-2150	Deeds that include more than one parcel

Short Legal Description

OCEAN BEACH ADDN NO 1 PB 3-11
LOTS 18 19 20 & 21 BLK 34
LOT SIZE 200.000 X 130
OR 17736-4582 0697 4

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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: SANDEL BEACH CORP D/B/A MANOLO, CHURROS, PIZZA & MUC
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10001655
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0242030040870

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Additional Information

Storage Locations

TRADE ADDRESS: 685 WASHINGTON AVE

Code	Certificate of Use/Occupation
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	72
OCCUPANCY LOAD	120
C_U # OF UNITS	72

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

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SANDEL BEACH CORP
685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

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: LOS FELIZ LLC
IN CARE OF: LARRY WALT
ADDRESS: 685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

RECEIPT NUMBER: RL-06002245
Beginning: 08/13/2008
Expires: 09/30/2008
Parcel No: 0242030040870

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Additional Information
MUST MAINTAIN FULL RESTAURANT
SERVING FULL MEALS AT ALL TIMES.
Restaurant Setup is 106 persons &
Nightclub Setup is 190 persons.

Storage Locations

TRADE ADDRESS: 685 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	70
NIGHTCLUB LOAD FEE	296
OCCUPANCY LOAD	296
C_U # OF UNITS	80
ALC BEV, THROUGH 5AM	Y
# OF BAR CHAIRS	10
DANCE_ENT W_ ALCOHOL	Y

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

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U.S. POSTAGE
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MIAMI BEACH, FL
PERMIT No 1525

JOE CAFE RESTAURANT & BAR
685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@BRZoningLaw.com

VIA HAND-DELIVERY

March 17, 2016

Debbie Tackett, Preservation & Design Manager
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Request for Historic Preservation Board Approval of a Certificate of Appropriateness for the Properties located at 601 - 685 Washington Avenue

Dear Debbie:

This law firm represents Washington Squared Owner, LLC (the "Applicant") in its application concerning the seven adjacent parcels located at 601, 619, 623-625-627, 633, 637, 655 and 657-685 Washington Avenue (collectively the "Property"). Please consider this letter the Applicant's letter of intent in support of a Certificate of Appropriateness for Demolition and Design at the Property.

Property Description. The Property is comprised of approximately 69,437 square feet (1.59 acres) located on the entire eastern block of Washington Avenue between 6th and 7th Streets. The Washington Avenue corridor in this area supports mainly commercial uses. The Property's seven parcels are identified by Miami-Dade County Folio Nos. 02-4203-004-0810, -0820, -0830, -0850, -0840, -0860 and -0870. The Property is located within the City of Miami Beach ("City") Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial, Medium Intensity ("CD-2"), a zoning district allowing hotels as a main permitted use and NIEs as a conditional use. Further, the CD-2 zoning district provides recently adopted development incentives for the Washington Avenue corridor in which the Property is located.

The Property is currently improved with ten buildings that were constructed between 1925 and 1939. All of the structures except for one (619 Washington Avenue) are listed as "contributing" buildings in the City's Historic Properties Database. The

long-standing uses at the Property have been mostly retail and nightclubs and have not included any formal public interior spaces. Our application includes a historic resources report prepared by historic preservation architect Arthur Marcus which contains all available data and historic documentation for the Property.

Address	Historic Name(s)	Architect	Year Built
601 Washington Avenue	Various Names	E. L. Robertson	1934
619 Washington Avenue*	None available	J. Monfils	1939
623 Washington Avenue	None available	J. Bradley	1926
633 Washington Avenue	None available	Alexander Lewis	1930
641 Washington Avenue	None available	J. C. Devine	1925
643 Washington Avenue	None available	J. C. Devine	1925
651 Washington Avenue	Various Names	J. C. Devine	1925
657 Washington Avenue	Famous Restaurant & Strand Restaurant	E. L. Robertson	1932
669 Washington Avenue	None available	E. L. Robertson	1933
675 Washington Avenue	Paddock Club; Freidman's Bakery; & Watergun	E. L. Robertson	1934

* A non-contributing structure

Proposed Development Program. The Applicant proposes a 7-story mixed-use development on the Property with ground floor retail and second floor parking level in a 2-story podium spanning the entire block and a 5-story, Z-shaped hotel tower located above the podium at the southern half of the Property. Located mid-block on the ground floor, a landscaped breezeway running completely through the building will provide open air pedestrian access between Washington Avenue and Collins Court, and entry into the 1st-floor hotel lobby. The western half of the breezeway will be approximately 2-stories tall and the west end of the breezeway will have a decorative portico structure.

The Applicant's proposal includes renovation and restoration of the ground floor historic exteriors for the majority of the existing contributing structures, with new construction immediately adjacent. The noncontributing structure and the areas behind the facades to be preserved will be demolished. The Applicant will renovate the highly detailed Art Deco monumentality, surface ornamentation, and decorative elements such as the corrugated and scalloped façade elements, and vertical columns with flowered capitals.

The podium's entire 2nd-story will contain vehicular parking spaces that will be setback from the ground floor retail and heavily landscaped in order to screen the

parking. Multiple drop-off curb cut-outs are located along Washington Avenue for operation of the 24/7 valet parking system (self-parking is not contemplated for the project). Valet drivers will then park cars on the 2nd level, which is accessed via an entrance ramp located on Collins Court and adjacent to the loading dock. At the ground level, bicycle parking will be provided at the southeast corner of the Property and there is a Citi Bike parking facility on 7th Street. Bicycle parking for employees will also be located on the 2nd level.

Additional landscaped areas will be placed at the base of the hotel tower, creating a green roof on the podium. The hotel tower will be composed of reduced-sized hotel rooms as permitted by the Washington Avenue zoning incentives. To complement the smaller hotel units, the hotel project will feature a unique recreational amenity level on the northern half of the 3rd floor. This recreational space will be open to the public and, located from south to north, will include an indoor restaurant, an outdoor café, a pool deck and swimming pool and a terrace area. The pool deck and terrace areas will also include two bars, cabanas and lawn chairs, provision for DJ and live music, and back-of-house areas.

The amenity deck will be lushly landscaped to provide a tropical atmosphere and beautify the neighborhood. The outdoor entertainment provided by either DJ or live music will cease operation at 8 PM daily. Entertainment may continue inside the restaurant until 1 AM. Multiple small speakers distributed appropriately throughout the amenity deck and a secure, password protected sound system will be installed under the guidance of an acoustical expert to properly maintain all sound on the Property without adverse impact to the neighboring properties.

Unlike the existing businesses which currently operate loading service in the alley, the Applicant will utilize internalized, loading onsite. Delivery trucks will access the four large loading bays from Collins Court. These bays are entirely enclosed inside the Property and off of the right-of-way, with private access to the individual retail uses provided through a service corridor not utilized by the public. Temporary loading space will also be provided on a select portion of Collins Court as well. The provision of off-street loading is an improvement to existing conditions and will serve to mitigate the impact of new commercial uses.

Variance Requests. Small portions of both ends of the Z-shape of the hotel, as well as the back of house portion of the hotel amenity level, cannot comply with the required 13' setback required by the applicable RM-2 development regulations. Further, the Applicant proposes a total of 4 loading spaces when the 46,849 sf of retail development results in a requirement for 4 loading spaces and the 312 hotel rooms require 5 additional loading spaces. Finally, the required parking for both the retail

and hotel uses on the Property will be satisfied by providing 100 percent valet parking spaces. The Code's off-street parking requirements limit the stacking of cars to a maximum of two vehicles, and the Applicant proposes a triple-stacked valet parking system. Accordingly, the Applicant respectfully requests the following variances from the Code:

Variance 1. Rear tower setback – to waiver from 7'-4" to 4'-6" of the required setback to provide a range from 5'-8" to 8'-6" where 13'-0" is required. See Code Section 142-309(3)b.iii.

Variance 2. Loading zones – to waive 5 of the 9 required loading spaces. See Code Section 130-101(3).

Variance 3. Tandem parking – to waive the limitation of a maximum of two tandem stacked vehicles in order to provide triple-tandem stacked parking spaces. See Code Section 130-251(b).

Satisfaction of Hardship Criteria. In accordance with the requirements of Section 118-353(d), the Applicant's requests satisfy all hardship criteria as follows:

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

The historic retail structures were constructed on the Property between the late 1920s and early 1930s. The Applicant is proposing to renovate the historic retail structures and construct an addition which complements the historic building façades. Deference to and restoration of the historic structures generates special circumstances that are peculiar to the Property.

In order to introduce a dynamic mixed-use project that is also compatible in size and appearance with the surrounding uses and to effectively utilize the new Washington Avenue zoning incentives, which are meant to incentivize day-time pedestrian redevelopment that is sensitive to the existing neighborhood, a few minor variances are needed. The project's building and façade articulation support a beautiful design that is compatible with the surrounding historic district and with the contributing structures below. The taller levels of new construction are defined by substantial setbacks offset from the ground level frontage.

The Property does not abut nor is it located within close proximity to residential uses. The City's large parking garage and the MXE zoning district abut the Property to the rear (east). Wide streets surround the Property on three sides and the other adjacent properties are commercial uses. The insufficient parking conditions present along

Washington Avenue discourages retail customers. The Applicant will provide ample off-street parking spaces onsite for use by all land uses on the Property.

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

The inadequate parking supply and the historic nature of the structures along Washington Avenue and Collins Court are not a special condition resulting from any action taken by the Applicant. Nevertheless, the Property's historic façades will be treated with the utmost care, with the minimum demolition necessary to ensure active use of the entire proposed structure. The hotel will utilize newly adopted development incentives concerning off-street parking and unit sizes requirements. The historic buildings require special treatment in order to construct new additions. Thus, there are structural considerations for the placement of columns for the 7-story tower, including allowing spacing for the hotel units and parking level immediately below the tower.

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

Other contributing structures in the area are preserved in a related fashion. The Code allows other similarly situated property owners to seek related variances to accommodate both preservation of historic structures and the addition of new components. Furthermore, the project takes advantage of the new zoning specifically intended for this district, which are accompanied by measured design guidelines and the provision of enhanced public spaces. Therefore, granting these variances will not confer any special privilege on the Applicant.

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

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The Washington Avenue Master Plan highlighted this commercial corridor as an ideal location to conduct redevelopment of this nature and scale. The Applicant has participated in the Master Plan process since the beginning and would like the opportunity to help implement the recommendations of the task force. The proposal seeks to preserve and update historic retail structures along one of the City's main thoroughfares.

At present, loading for uses on the Property occurs in the Collins Court alley way and on Washington Avenue. The Applicant proposes an off-street loading area, which will serve to buffer noise and visual impacts. Much of the loading will occur within the building's enclosed, concrete walls, thus noise impacts will be minimized. Other property owners are already permitted loading capabilities similar to the Applicant's request. The Applicant should be able to make use of the existing communal City loading spaces on the nearby street network that other businesses and property owners utilize. These are more than enough when considering that the disparate commercial uses on the Property will operate at different hours of the day.

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

These requests are the minimum variances necessary to allow the Applicant to make full use of its Property. The reduced rear setback in Variance 1 is rather minimal and enables the massing of the development to be pushed away from Washington towards the rear alley and the taller buildings located to the south and northeast. Further, only a portion of the building requires the variance; more than 75% of the building, which occupied an entire block, completely complies with the rear setback.

The provision of 4 loading spaces is not insignificant and, as a result, Variance 2 does not seek a substantial reduction of spaces. In addition, a temporary loading space is proposed further south on Collins Court than the interior loading area, which serves as a 5th loading space. The uses at the Property may also take advantage of the on-street loading spaces in the nearby area.

The request of Variance 3 is unique to this 24/7 valet-only operation and has no tangible adverse effect, but will greatly assist in providing a larger number of parking spaces in a commercial area that suffers from limited parking opportunities.

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

On the contrary, these variances will facilitate preservation and utilization of historic structures- both of which are very much in line with the general intent of the land development regulations and a benefit to the public welfare. The level of new construction proposed does not overwhelm, but rather is consistent with, the established scale, character and architectural design of the existing structures along Washington Avenue. The tasteful architecture and enhanced pedestrian experience will

attract retailers and spur daytime foot traffic. This innovative redevelopment will benefit the community by serving as a catalyst to revitalize Washington Avenue and clean up the streetscape.

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

These variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan. There is an identified parking deficit with regard to the areas closest to Washington Avenue. This project will satisfy its own required parking supply, and will also provide desired retail and hotel uses along a mass transit corridor. The Applicant has engaged a traffic engineer to determine the effect of the project on the roads and traffic. The report produced by Traf Tech Engineering, Inc., which has been submitted with the application, concludes that the proposed project will not adversely impact the traffic in the area.

Conclusion. We believe that the approval of the proposed request will promote quality infill redevelopment and reuse of historic properties. In concert with the Washington Avenue Master Plan, the project refocuses the pedestrian environment of Washington Avenue, with a high quality design in harmony with the fabric of the historic district. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,

Matthew Amster

cc: Andrew Joblon
Michael W. Larkin, Esq.
Justin Karr, Esq.