

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
 - ☐ 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: 420 Lincoln Road

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

FOLIO NUMBER (S) 02-3234-006-0020

FILE NO. _____

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

NAME 420 Lincoln Road Associates, Ltd.
ADDRESS 420 Lincoln Road, Miami Beach, FL 33139
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS c/o qboyer101@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above
ADDRESS Same as above
BUSINESS PHONE Same as above CELL PHONE _____
E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin
ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 S. Biscayne Boulevard, 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 S. Biscayne Boulevard, 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 S. Biscayne Boulevard, 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 Jose L. Gomez
ADDRESS Beilinson Gomez Architects P.A., 8101 Biscayne Boulevard, Suite 309, Miami, FL 33138-4664
BUSINESS PHONE (305) 559-1250 CELL PHONE _____
E-MAIL ADDRESS jg@beilinsonarchitectspa.com

FILE NO. _____

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

Applicant seeks a Certificate of Appropriateness for partial demolition and renovation of a hallway on the second level of the property.

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 APPLICANT) _____ SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). _____ 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 Associates, Ltd.

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 Miami Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 420 Lincoln Road Associates, Ltd (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 18th day of December, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Associates, Ltd., who has produced Florida D/L as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP



Kirill Kokarev

 COMMISSION #FF235983
 EXPIRES: May 31, 2019
 WWW.AARONNOTARY.COM
Kirill Kokarev_____
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 owner or representative 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 Historic Preservation 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 as President of
420 Lincoln Road Associates, Ltd.

Print name (and Title, if applicable)

[Signature]
 SIGNATURE

Sworn to and subscribed before me this 18th day of December, 20 17. The foregoing instrument was acknowledged before me by Paul Leandro Cejas, of Miami Beach, FL, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

C220-692-43-004-0

NOTARY SEAL OR STAMP



Kirill Kokarev

COMMISSION #FF235983
 EXPIRES: May 31, 2019
 WWW.AARONNOTARY.COM

[Signature]

NOTARY PUBLIC

Kirill Kokarev

PRINT NAME

My Commission Expires

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 Associates, Ltd. – 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>Maritza Haro</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
d. <u>Jose L. Gomez</u>	<u>8101 Biscayne Boulevard, Suite 309, Miami, FL 33138-4664</u>	<u>(305) 559-1250</u>

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

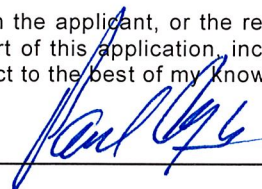
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 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 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 18th day of December, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as President of 420 Lincoln Road Associates, Ltd., who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

C220-692-43-0040

NOTARY SEAL OR STAMP



Kirill Kokarev

COMMISSION #FF235983
 EXPIRES: May 31, 2019
 WWW.AARONNOTARY.COM


 NOTARY PUBLIC

Kirill Kokarev

PRINT NAME

My Commission Expires:

FILE NO. _____



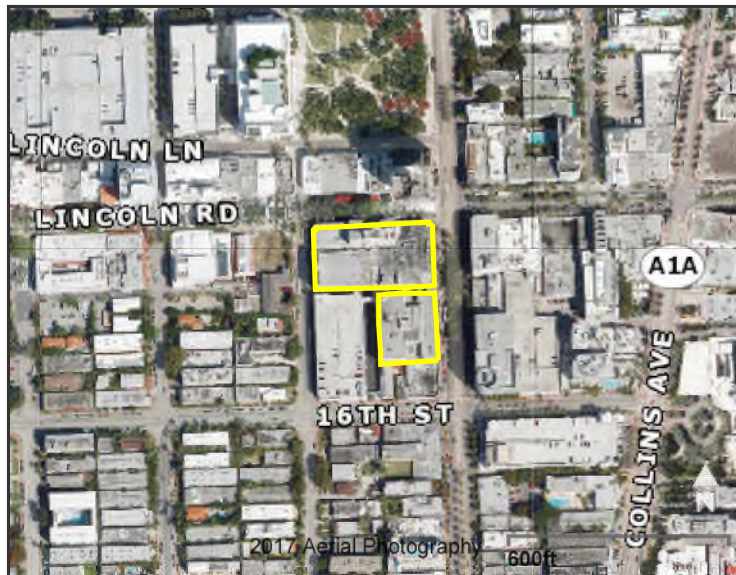
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 12/7/2017

Property Information	
Folio:	02-3234-006-0020
Property Address:	408 LINCOLN RD Miami Beach, FL 33139-3107
Owner	420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC
Mailing Address	420 LINCOLN RD #2D MIAMI BEACH, FL 33139
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	256,729 Sq.Ft
Lot Size	81,419 Sq.Ft
Year Built	1940



Assessment Information			
Year	2017	2016	2015
Land Value	\$74,518,800	\$73,277,100	\$71,620,800
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$74,528,800	\$73,287,100	\$71,630,800
Assessed Value	\$39,279,136	\$35,708,306	\$32,462,097

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$35,249,664	\$37,578,794	\$39,168,703
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 3 LESS N20FT & ALL LOTS 2 & 4 BLK 53 LOT SIZE IRREGULAR OR 17935-0661 1297 2 (2)	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$39,279,136	\$35,708,306	\$32,462,097
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$74,528,800	\$73,287,100	\$71,630,800
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$39,279,136	\$35,708,306	\$32,462,097
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$39,279,136	\$35,708,306	\$32,462,097

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1997	\$14,500,000	17935-0661	Deeds that include more than one parcel
12/01/1984	\$12,000,000	12361-0665	Deeds that include more than one parcel

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:



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ON-LINE FILING

January 5, 2018

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

Re: Certificate of Appropriateness for Demolition and Design of Second Floor
Interior at the Property Located at 420 Lincoln Road, Miami Beach, Florida
33139

Dear Tom:

This law firm represents 420 Lincoln Road Development, LLC (the "Applicant") with regard to the property located at 420 Lincoln Road ("Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for Demolition of an interior hallway and Design of an interior hallway at the Property.

The Property. The Property is located in a commercial area zoned CD-3, Commercial High Intensity District, at the southwest corner of Lincoln Road and Washington Avenue. The existing structure at the Property is designated contributing and is also located within the Flamingo Park Local Historic District and the Miami Beach Architectural District within the National Register of Historic Districts. The Property is developed with an approximate 256,729 square foot building on an approximate 81,419 square foot lot. The Miami-Dade County Property Appraiser identifies the Property by Folio Number: 02-3234-006-0020.

The existing building at the Property was built in 1940 as the Mercantile National Bank Building ("Mercantile Building"). As built, it stretched the entire 323 foot Lincoln Road frontage between Washington and Drexel Avenues to a depth of 170 feet. The building was developed by Moses Ginsberg, the Tower Corporation's president. The architect for the building was Albert A. Anis, and the

Contractor was J. Y. Gooch Co. The Mercantile Building was the most ambitious modern classical structure built on Lincoln Road in the pre-war period. The original building assembled elements of the time: monumental massing, rich materials, sober detailing and public art like murals. Ebony-veined polished marble formed the base to a height of sixteen (16) feet. The upper portion of the building was, like Miami Beach's original Public Library in Collins Park, entirely clad in quarry keystone from the Florida Keys. Aluminum windows and fluted spandrels were its principal fenestration.

The Mercantile Building included a variety of uses, including retail space, office space and a theater. Most of the perimeter of the ground floor, stretching from Washington Avenue, across Lincoln Road to Drexel Avenue, was dedicated to retail frontage. The grand main lobby was located in the center of the Lincoln Road frontage. It featured polished quarry keystone, and had a grand ornamental stairway and escalator to the banking lobby above. The bank and offices of the Mercantile National Bank of Miami Beach which gave the building its name occupied the portion of the building's pedestal on the corner of Lincoln Road and Washington Avenue. Other offices filled out the remainder of the pedestal and of the small 'tower' element that crowns the lobby area. The floors throughout all corridors were Tennessee marble.

As further described in the Historic Resources Report prepared by Shulman + Associates, included under separate cover, in 1954 the second floor bank lobby for the Mercantile National Bank, located at the corner of Washington Avenue and Lincoln Road was remodeled for the Greater Miami Jewish Federation. Then, in 1957, its double-height space was remodeled again, adding a third floor of approximately 24,000 SF with corridors and toilets. Woolworth, which occupied frontage on both Washington Avenue and Lincoln Road, underwent a major renovation in 1960. 400 Lincoln Road, formerly Liggetts, was converted to the Mark 400 toy store. The storefront was remodeled in 1978, removing the building's trademark black marble base and extending a new glass and aluminum curtain wall window system to the second floor in order to feature the store's glass elevator.

Development Program. As part of the building's thread, the interior space is, once again, seeing renovations to house a retail establishment. Part of the re-development of the space will include the demolition of interior hallway/corridors on the second level. The Applicant proposes demolition of existing walls and partitions on the second floor of the Property in order

accommodate the expansion of an existing tenant. The proposed renovations include demolition of existing offices and wall partitions, and flooring, in order to create an open floor plan and expansion of Zara, an existing tenant at the Property. This area is presumed to have been located within the private banking facility located within the second floor of the Mercantile Bank configuration of the 1940's and not a public interior space. There are clear demarcations on the entrance to the hallway subject to the remodel which suggest the hallway was not part of the lobby, but rather located within the private banking institution separate from the public lobby space. Architecturally rounded corners are displayed throughout the building, and specifically throughout the second floor. However, the entry to the subject space has angular lines, completely inconsistent with the design of the remainder of the second floor, and the rest of the building. Similarly, the Tennessee marble flooring at the entrance of the hallway is of varying color and tile size than that of the remaining of the second floor. It is evident that the tile is not original and were installed at separate times. The location of this varying tile, again, demarks the entrance to the subject area, distinguishing the space. These demarcations demonstrate that modifications were made to this space at some time post construction and distinguish what the Applicant believes was the public space from the private banking space. While the Applicant agrees with staff that the property maintains exceptionally high architectural integrity, the area proposed for demolition and remodel does not. The flooring, walls and details present in the hallway can be easily replicated and are easily available in today's market. The Tennessee tile located within the area is currently available on the market and can easily be replaced.

Since the Applicant purchased the building special attention has been paid to the rehabilitation of the public interior spaces. However, the Applicant does not believe the subject hallway was a public interior space in the 1940's, instead it is believed it was part of the private banking institution. Nevertheless, the Applicant is seeking a Certificate of Appropriateness to demolish this interior hallway/corridor and permit it to function as interior space for the expansion of an existing tenant, as the space likely performed for the bank in the 1940's.

Compliance with Certificate of Appropriateness for Demolition and Design Criteria. The Applicant's request complies with the Certificate of Appropriateness criteria in that the proposed improvement is compatible with the surrounding properties and the interior architectural features and general design and arrangement are analogous to those of neighboring properties. The proposed demolition of the hallway and renovations are appropriate to and compatible with

the environment and adjacent structures. The design and proposed layout provide an efficient arrangement of land uses. The proposed renovation has been planned and designed in a manner which is sensitive to and compatible with the existing improvements. Overall, the proposed project will positively impact the Property.

The proposed renovation requires partial demolition on the second floor interior of the Property. As previously discussed, the Property has been extensively renovated and thus it is estimated that very limited features of the original interior features remain. Accordingly, the existing structure could easily be reproduced. The existing structures are also not one of the last remaining examples of their kind in the neighborhood, the county, or the region, and it is not a distinctive example of an architectural or design style which contributes to the character of the district.

The Applicant proposes only partial demolition of the interior hallway to provide more efficient use of the interior space and accommodate the expansion of a very successful tenant, Zara. Accordingly, the Applicant's proposed renovation and partial demolition of the interior hallway meet the Certificate of Appropriateness criteria for renovation and partial demolition.

Sea Level Rise and Resiliency Criteria. The proposed demolition of the interior hallway and renovations do not impact the building's resiliency as they are exclusively to the second floor of the building. Nonetheless, the proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The Applicant is not proposing to replace any exterior windows.

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

The Applicant is not proposing any renovations to the exterior of the Property. All renovations are to the interior of the second floor.

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

The proposed demolition of the interior hallway and renovation is of the second floor interior of the Property. As such, landscaping is not in the scope of work.

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

Although the demolition and renovations are limited to the second floor interior, the Applicant will look into ways to protect the ground floor during potential flooding events.

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

The Applicant is not proposing any new construction.

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

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the existing structure at the Property. The scope of work for this application is limited to the second floor interior, as such, it is not feasible to elevate the existing building.

Mr. Thomas Mooney
Planning Director
January 5, 2018
Page 6 of 6

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

Proper precautions will be taken to protect the Property from potential floods.

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

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for demolition and design. The proposed interior renovations to the second floor will not have any adverse impact on the surrounding area. Rather, they will improve the circulation of the space. We respectfully request your review and recommendation of approval of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

Attachments

cc: Ms. Debbie Tackett
Mr. Jake Seiberling



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 17, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 408-420 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0020

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 3 LESS N20FT & ALL LOTS 2 & 4
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,

Diana B. Rio

Total number of property owners without repetition: **77, including 4 international**

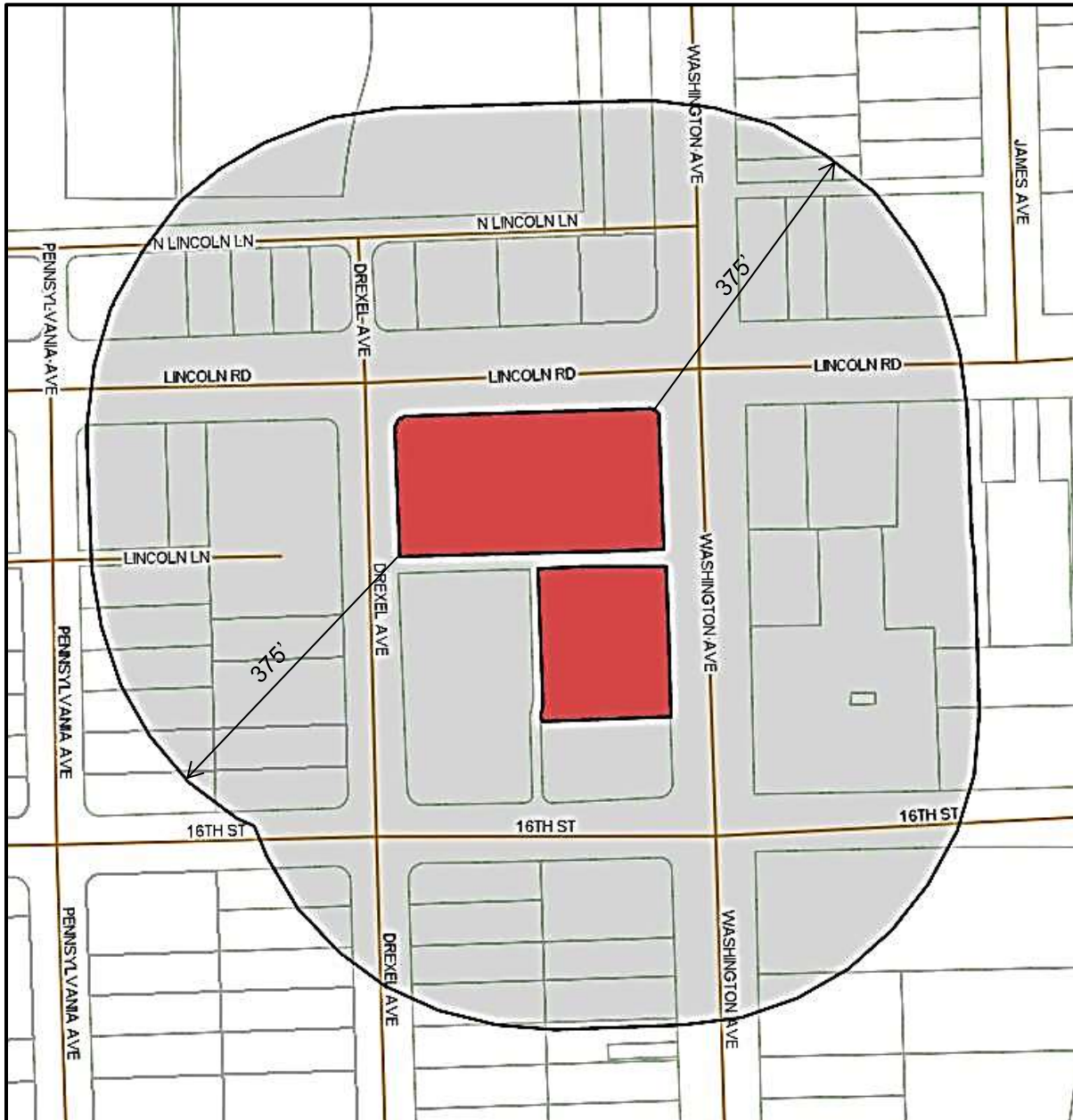


rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 408-420 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-006-0020

LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 3 LESS N20FT & ALL LOTS 2 & 4
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	VIA ANDREA PONTI 15	MILANO 20143			ITALY
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
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	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
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
530 LINCOLN OWNER LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
ABE SHEDROFF &W ESTHER EST OF % SHEDROFF	520 16 ST UPPR	MIAMI BEACH	FL	33139	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALFREDO H GARCIA LE REM ALFREDO J GARCIA REM ANGELA V KALLMAN	6071 W 16 AVE	HIALEAH	FL	33012	USA
ALTONSTAR LLC C/O SOUTH BEACH TRISTAR CAPITAL	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
ANA CARIDAD MACHADO ZORAN MIHAJLOVIC	1605 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139	USA
ARSENIO & JUAN JORGE	1605 PENNSYLVANIA AVE APT 504	MIAMI BEACH	FL	33139-7768	USA
AUDREY L LEVIN TR % GEORGE L BEAN	11393 SW RIVERWOOD RD	PORTLAND	OR	97219	USA
AZUCENA CARRASCO	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	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
CARLOTA AT SOUTH BEACH LLC	7900 OAK LN STE 400	MIAMI LAKES	FL	33016	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
CITY OF MIAMI BEACH NEW WORLD SYMPHONY LESSEE	500 17 STREET	MIAMI BEACH	FL	33139	USA
CLR LINCOLN ASSOCIATES LLC C/O RAND REAL ESTATE SERVICES INC	265 POST ROAD WEST	WESTPORT	CT	06880-4702	USA
COLUMBIA EQUITIES III INC	550 11 ST STE 200	MIAMI	FL	33139-4996	USA
CONCEPCION & SANTIAGO RODRIIGUEZ	1605 PENNSYLVANIA AVE UNIT 204	MIAMI BEACH	FL	33139-7724	USA
DANILO LOPEZ	1605 PENNSYLVANIA AVE UNIT 501	MIAMI BEACH	FL	33139-7768	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
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SW 2 AVE #1010	MIAMI	FL	33131	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
ELADIO FUNDORA &W MARIA	6281 NW 201 ST	MIAMI	FL	33015-2103	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EVELIO GOMEZ &W EVA	1605 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-7768	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
GLADYS C VARELA	1605 PENNSYLVANIA AVE UNIT 304	MIAMI BEACH	FL	33139-7767	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
J BERENS & SONS DEV CORP INC	9623 E BROADVIEW DR	BAY HARBOR ISLAND	FL	33154	USA
JAMES WILLIAMS JOHN EHLERS	85 JOHN STREET # 10 N	NEW YORK	NY	10038	USA
JORGE I VELASQUEZ	11206 NW 73 TER	DORAL	FL	33178	USA

JORGE LUIS SOTELO	1605 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-7725	USA
KARMSUNDSGATA INC	650 W AVE 1703	MIAMI BEACH	FL	33139	USA
LINCOLN 511 LLC % JENEL MGMT CORP	275 MADISON AVE STE 702	NEW YORK	NY	10016	USA
LINCOLN DREXEL LTD & LINCOLN-DREXEL WASERSTEIN LTD	1655 DREXEL AVE STE 208	MIAMI BEACH	FL	33139-7765	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MANZUPELLO INC	1235 EUCLID AVE # 8	MIAMI BEACH	FL	33139	USA
MARCOS GUTIERREZ &W SERAFINA	1605 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-7724	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
OLGA LASTRA	5601 BLVD EAST APT 8D	WEST NEW YORK	NJ	07093	USA
PATRICIA SCHUTTE & LOUISE OSIUS % L JULES ARKIN	3835 LA POSADA DR	PALM BEACH GARDENS	FL	33410	USA
PENTARE PROPERTY LLC	10295 COLLINS AVE #1106	BAL HARBOUR	FL	33154	USA
PINGAN LLC	175 SW 7 ST 1716	MIAMI	FL	33130	USA
RDB&J INVESTMENTS LLC	560 LINCOLN RD STE 204	MIAMI	FL	33139-2906	USA
REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
RENATA FRIED	1980 S OCEAN DR 15D	HALLANDALE	FL	33009	USA
ROBERT FRANCIS FONTAINE	1604 DREXEL AVE 209	MIAMI BEACH	FL	33139	USA
SABRINA 1616 INC	3370 MARY STREET	MIAMI	FL	33133	USA
SCHUSTER PARTNERS	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SRA LINCOLN THEATER LLC	5345 PINE TREE DR	MIAMI BEACH	FL	33140	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
THE DENISON CORP % DR D QUITTNER	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139	USA
THOMAS R DOUGHERTY II	1605 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139-7725	USA
TOROLUPA INC	525 LINCOLN RD	MIAMI BEACH	FL	33139-2913	USA
TSE REAL ESTATE MANAGEMENT INC	250 BOWERY 2 FLOOR	NEW YORK	NY	10013	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA

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MIAMI BEACH, FL 33139

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

433 LINCOLN ROAD LLC
1244 SIXTH STREET
SANTA MONICA, FL 90401

530 LINCOLN OWNER LLC
C/O TRISTAR CAPITAL
590 MADISON AVE 21 FL
NEW YORK, NY 10022

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

ALBION ASSOCIATES LTD
311 LINCOLN ROAD SUITE 200
MIAMI BEACH, FL 33139-3150

ALFREDO H GARCIA LE
REM ALFREDO J GARCIA
REM ANGELA V KALLMAN
6071 W 16 AVE
HIALEAH, FL 33012

ALTONSTAR LLC
C/O SOUTH BEACH TRISTAR CAPITAL
1407 BROADWAY 41 FL
NEW YORK, NY 10018

ANA CARIDAD MACHADO ZORAN MIHAJLOVIC
1605 PENNSYLVANIA AVE #301
MIAMI BEACH, FL 33139

ARSENIO & JUAN JORGE
1605 PENNSYLVANIA AVE APT 504
MIAMI BEACH, FL 33139-7768

AUDREY L LEVIN TR % GEORGE L BEAN
11393 SW RIVERWOOD RD
PORTLAND, OR 97219

AZUCENA CARRASCO
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

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

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

CARLOTA AT SOUTH BEACH LLC
7900 OAK LN STE 400
MIAMI LAKES, FL 33016

CITY OF MIAMI BEACH CITY HALL
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NEW WORLD SYMPHONY LESSEE
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MIAMI BEACH, FL 33139

CLR LINCOLN ASSOCIATES LLC
C/O RAND REAL ESTATE SERVICES INC
265 POST ROAD WEST
WESTPORT, CT 06880-4702

COLUMBIA EQUITIES III INC
550 11 ST STE 200
MIAMI, FL 33139-4996

CONCEPCION & SANTIAGO RODRIGUEZ
1605 PENNSYLVANIA AVE UNIT 204
MIAMI BEACH, FL 33139-7724

DANILO LOPEZ
1605 PENNSYLVANIA AVE UNIT 501
MIAMI BEACH, FL 33139-7768

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WASHINGTON STORE #5 LLC LESSEE
ROBERT SPERANS FEE HOLDER
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MIAMI, FL 33162

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

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150 SW 2 AVE #1010
MIAMI, FL 33131

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6281 NW 201 ST
MIAMI, FL 33015-2103

ELMIRA MIAMI LLC
1133 BROADWAY
NEW YORK, NY 10010

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407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

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

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

GLADYS C VARELA
1605 PENNSYLVANIA AVE UNIT 304
MIAMI BEACH, FL 33139-7767

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MIAMI BEACH, FL 33139

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

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11206 NW 73 TER
DORAL, FL 33178

JORGE LUIS SOTELO
1605 PENNSYLVANIA AVE #404
MIAMI BEACH, FL 33139-7725

KARMSUNDSGATA INC
650 W AVE 1703
MIAMI BEACH, FL 33139

LINCOLN 511 LLC % JENEL MGMT CORP
275 MADISON AVE STE 702
NEW YORK, NY 10016

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WASERSTEIN LTD
1655 DREXEL AVE STE 208
MIAMI BEACH, FL 33139-7765

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

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1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

MANZUPELLO INC
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MIAMI BEACH, FL 33139

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HOLLYWOOD, FL 33020

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

MIAMI BEACH FED SAV & LOAN ASSOC
% NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

OLGA LASTRA
5601 BLVD EAST APT 8D
WEST NEW YORK, NJ 07093

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

PENTARE PROPERTY LLC
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HALLANDALE, FL 33009

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MIAMI BEACH, FL 33139

SABRINA 1616 INC
3370 MARY STREET
MIAMI, FL 33133

SCHUSTER PARTNERS
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MIAMI BEACH, FL 33139-1461

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NEW YORK, NY 10012

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MIAMI BEACH, FL 33139

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MIAMI BEACH, FL 33139-7725

TOROLUPA INC
525 LINCOLN RD
MIAMI BEACH, FL 33139-2913

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

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

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

Property address: 420 Lincoln Rd Board: HPB Date: 12/13/17

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.


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

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	

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

Indicate N/A If Not Applicable

Initials: 

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

Property address: 420 Lincoln Rd

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions) Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable


Initials: 

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

Property address: 420 Lincoln Rd

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
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 _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property Address: 420 Lincoln Rd

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓


ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- 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. (If applicable)


Applicant's or designee's signature

12/13/17
Date

Indicate N/A If Not Applicable

Initials: 

PLAN CORRECTIONS REPORT (HPB17-0183)

PLAN ADDRESS: 420 Lincoln Rd
Miami Beach, FL -331393004

PARCEL: 0232340060020

APPLICATION DATE: 12/13/2017

SQUARE FEET: 0

DESCRIPTION: Certificate of Appropriateness

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Betty Llerena

Barcow Radell & Fernandez, PL

200 South Biscayne 850

Maritza Haro

Bercow Radell and Fernandez

200 S. Biscayne Blvd. 850

MONIKA ENTIN

Miami, FL 33131

Submittal Intake

Version: 2

Date Received: 01/12/2018

Date Completed: 01/12/2018

1. HPB Admin Review - Pass Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

2. HPB Plan Review - Fail James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: Comments issued: January 15, 2018

Final submittal (CAP & Paper): February 2, 2018

Notice to proceed issued: February 12, 2018

Agenda finalized & all fees paid by: February 14, 2018

Tentative HPB meeting agenda date: April 10, 2018

SUBJECT: HPB17-0183, 420 Lincoln Road

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Demolition plan and demolition elevation contain (EXIST 101 & 202) indicate that the existing ceiling located within the corridor is to be demolished; the Section shown on sheet A.202 indicates the ceiling located within the corridor is to remain. **Sheet EXIST 101 has been revised to show the portion of the ceiling which will remain and the portion which will be demolished. Sheet A-202 is a Section of the portion of the ceiling which will remain.**

b. Section shown on sheet A.202 should be at a larger scale. If is not currently clear what is being proposed for the ceiling within the corridor. **Sheet A-202 has been revised accordingly.**

c. If ceiling is proposed to be retained, please provide reflected ceiling plan; if ceiling is proposed to be demolished provide reflected ceiling demo plan and details of new ceiling; if ceiling is proposed to be retained and a new drop ceiling is proposed provide details as noted above. **Sheet EXIST 101 has been revised to show the portions of the ceiling that will remain and the portions that will be demolished. Please refer to note on sheet A-101 which indicates every effort will be taken to prevent damage to the architecturally significant portion of the ceiling to remain. New drop ceiling proposed will be provided by Tenant. Proposed condition will provide numerous mounting points and solutions for a drop ceiling while allowing for complete integrity of architecturally significant portion of the ceiling to remain.**

d. Section should show the drop ceiling attachment details and any electrical/mechanical, if drop ceiling is proposed. **Sheet A-202, Key Note 4 shows the location of mechanical equipment. Additional mechanical system and drop ceiling attachment details will be provided by Tenant. Proposed conditions provide mounting points for drop ceiling and ample space for future mechanical systems to maintain complete integrity of architecturally significant portion of the ceiling.**

e. Provide details of proposed finish materials, including flooring and ceiling (it may be helpful to provide photographs of existing Zara second level if the finishes are to match existing) – NOT ADDRESSED **As discussed with staff, final finishes for flooring and ceiling will be determined by the tenant and are not available to the applicant at this time. Sheet A-202 shows examples of Tenants current floor and ceiling finishes.**

2. PRESENTATION RECOMMENDATIONS

f. a. The areas that are subject to review by the HPB include the portion of the corridor that contains the decorative ceiling and the east wall of second floor lobby, only. The existing office area is not subject to Board review. Therefore, staff would recommend that the areas subject to HPB review be outlined in red and that the office be greyed out. **The plans have been revised accordingly.**

3. DESIGN/APPROPRIATENESS COMMENTS

a. Staff recommends that the ceiling details be retained, and if a drop ceiling is proposed, such drop ceiling should be attached in a manner which could be easily removed in the future without damaging this feature. **The applicant is proposing to retain a portion of the ceiling. The drop ceiling will be attached in a manner which could be easily removed in the future without damaging the details.**

b. Staff recommends that the existing Tennessee Marble located within the corridor be retained and protected and that any new flooring material proposed float on top. **Applicant's research shows this area of the Tennessee marble does not match the color or dimensions of the marble in the original 1940 building or the 1947 addition (as detailed on sheet Exist-102). Since matching Tennessee Marble is still available from the quarry, the Applicant is requesting demolition of the existing floor covering.**

File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A

LOI Letter of Intent
Checklist Pre-application Checklist
Labels Mailing Labels, List of Property Owners, Certified Letter and Map
BTR Copies of Previous Business Tax Receipts
Survey Recent Signed and Sealed Survey
Plans Architectural Plans and Exhibits
Landscape Landscaping Plans and Exhibits
HRRHistoric Resources Report
Microfilm Building Card and Microfilm
Traffic Traffic Study
Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

First submittal: December 18, 2017
Comments issued: December 29, 2017
Final submittal (CAP & Paper): January 5, 2018
Notice to proceed issued: January 15, 2018
Agenda finalized & all fees paid by: January 17, 2018
Tentative HPB meeting agenda date: March 12, 2018

SUBJECT: HPB17-0183, 420 Lincoln Road

1. APPLICATION

- a. LOI – states that the subject area of the property is “not a public space”. Please clarify to note that subject area was part of the original second floor public bank lobby. Although access may currently be restricted, this is still considered part of the public interior.
- b. LOI – Compliance with COA/Demolition Criteria; it is unclear if the statement regarding the demolition criteria pertains to the “Property” meaning the building itself at 420 Lincoln Road or just the isolated area where demolition is requested. Please clarify, as the entire property maintains exceptionally high architectural integrity.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Demolition plan on sheet EXIST-101 does not show the demolition of the Tennessee Marble flooring located within the corridor; demolition note states all flooring to be removed. Please clarify on plan that the marble if the marble is proposed to be removed or retained.
- b. Provide directional labels or key plan for all elevation drawings both existing/demolition and proposed; Existing interior elevations are required for North, South and West Elevations; proposed for West.
- c. Provide dimensions on all elevation drawings
- d. Elevations and floor plans should note existing and proposed materials/finishes (it would be helpful to note which areas contain original details or materials; and note which areas do have been extensive altered and do not contain any original elements such as the office spaces)
- e. Provide details of proposed finish materials, including flooring and ceiling (it may be helpful to provide photographs of existing Zara second level if the finishes are to match existing)
- f. Provide enlarged section detail of drop ceiling beneath the existing corridor ceiling details that are proposed to be retained. Section should show the drop ceiling attachment details and any electrical/mechanical.

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends that the existing Tennessee Marble located within the corridor be retained and protected and that any new flooring material proposed float on top.

File Naming

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HRRHistoric Resources Report
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Sound Sound Study

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Submittal Intake

Version: 1

Date Received: 12/21/2017

Date Completed: 12/29/2017

3. HPB Plan Review - Fail

Deborah Tackett Ph: [email: DeborahTackett@miamibeachfl.gov](mailto:DeborahTackett@miamibeachfl.gov)

Comments: First submittal: December 18, 2017
Comments issued: December 29, 2017

Final submittal (CAP & Paper): January 5, 2018
Notice to proceed issued: January 15, 2018
Agenda finalized & all fees paid by: January 17, 2018
Tentative HPB meeting agenda date: March 12, 2018

SUBJECT: HPB17-0183, 420 Lincoln Road

1. APPLICATION

- a. LOI – states that the subject area of the property is “not a public space”. Please clarify to note that subject area was part of the original second floor public bank lobby. Although access may currently be restricted, this is still considered part of the public interior.
- b. LOI – Compliance with COA/Demolition Criteria; it is unclear if the statement regarding the demolition criteria pertains to the

“Property” meaning the building itself at 420 Lincoln Road or just the isolated area where demolition is requested. Please clarify, as the entire property maintains exceptionally high architectural integrity.

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- c. Provide dimensions on all elevation drawings
- d. Elevations and floor plans should note existing and proposed materials/finishes (it would be helpful to note which areas contain original details or materials; and note which areas do have been extensive altered and do not contain any original elements such as the office spaces)
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3. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends that the existing Tennessee Marble located within the corridor be retained and protected and that any new flooring material proposed float on top.

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Landscape Landscaping Plans and Exhibits
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Traffic Traffic Study
Sound Sound Study

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4. HPB Admin Review - Fail

Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

Comments: Comments Issued: December 29th, 2017

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than January 5th Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the

Planning Department (each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

Comments Issued: December 29th, 2017

The following fees are outstanding (tentative) and will be invoiced by December 18th.

1. Advertisement - \$1,500
2. Board Order Recording - \$100

3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 308

Total Outstanding Balance = \$ 2,078

NOTE: All fees MUST BE PAID by January 17th or the application will not move forward.
