

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER HPB18-0264		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 800 Lincoln Road			
FOLIO NUMBER(S) 02-3234-00-0320			
Property Owner Information			
PROPERTY OWNER NAME South Beach Tristar 800 LLC			
ADDRESS 510 Lincoln Road		CITY Miami Beach	STATE FL
BUSINESS PHONE 212-521-4488		CELL PHONE	EMAIL ADDRESS dedelstein@tricap.com
Applicant Information (if different than owner)			
APPLICANT NAME Mila Miami LLC			
ADDRESS 11670 Canal Drive		CITY North Miami	STATE FL
BUSINESS PHONE 646-750-6765		CELL PHONE	EMAIL ADDRESS Greg.galy@mila-group.com
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional use to permit a rooftop restaurant.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
3526 North Miami Avenue		Miami	FL
BUSINESS PHONE		ZIPCODE	
(305) 571-1811		33127	
CELL PHONE		EMAIL ADDRESS	
		Todd@staarchitecturalgroup.com	
Authorized Representative(s) Information (if applicable)			
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
200 South Biscayne Boulevard, Suite 850		Miami	FL
BUSINESS PHONE		ZIPCODE	
(305) 377-6231		33133	
CELL PHONE		EMAIL ADDRESS	
		MLarkin@brzoninglaw.com	
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
200 South Biscayne Boulevard, Suite 850		Miami	FL
BUSINESS PHONE		ZIPCODE	
(305) 377-6224		33133	
CELL PHONE		EMAIL ADDRESS	
		Rbehar@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
BUSINESS PHONE		ZIPCODE	
CELL PHONE		EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

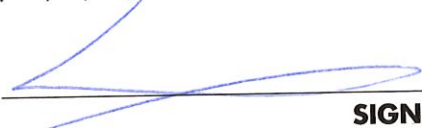
Please read the following and acknowledge below:

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the 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 form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative


SIGNATURE
 David Edelstein
PRINT NAME
 12/27/2018
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF New YorkCOUNTY OF New York

I, DAVID EDBLSTEIN MANAGING MEMBER (print title) of South Beach Tristar 800 LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 27th day of December, 2018. The foregoing instrument was acknowledged before me by DAVID EDBLSTEIN, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

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

NOTARY PUBLICMy Commission Expires: 5/31/22

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF Florida

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

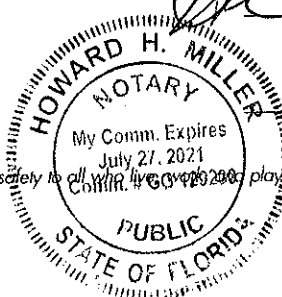
I, Gregory Galy, being first duly sworn, depose and certify as follows: (1) I am the Managing owner (print title) of MILA MIAMI LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 5 day of Dec, 2018. The foregoing instrument was acknowledged before me by Gregory Galy, who has produced FDL as identification and/or is personally known to me and who did/did not take an oath.

ID: FDL G400 296 82 46 50
NOTARY SEAL OR STAMP

ISS: 8/9/18
EXP: 12/25/20
My Commission Expires: 7/27/21

NOTARY PUBLIC

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF _____

COUNTY OF _____

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

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**CONTRACT FOR PURCHASE**

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

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 if

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF

FLORIDA

COUNTY OF

MIAMI BEACH

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

GREGORY GALY CEO
PRINT NAME (and Title, if applicable)

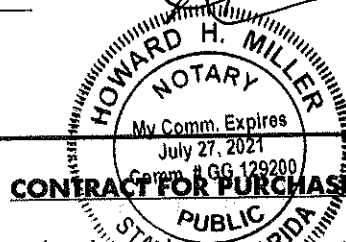
SIGNATURE

Sworn to and subscribed before me this 5 day of Dec, 20 18. The foregoing instrument was acknowledged before me by Gregory Galy, who has produced FLDL as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP

ID: FDL 6400 296 82 46 50ISS 8/9/18 EXP 12/25/20

My Commission Expires:

7/27/21**NOTARY PUBLIC****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 individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

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 if

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
<u>Michael W Larkin</u>	<u>200 South Biscayne Boulevard, Suite 850</u>	<u>(305) 377-6231</u>
<u>Todd Tragash</u>	<u>3526 North Miami Avenue</u>	<u>(305) 571 1811</u>

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

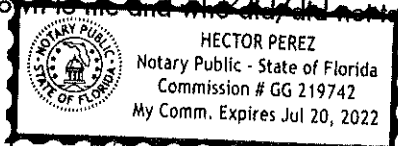
COUNTY OF Miami-Dade

I, Gregory Galy, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 6 day of Dec, 2018. The foregoing instrument was acknowledged before me by Gregory Galy, who has produced Florida Driver's License as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC
Hector Perez
PRINT NAME

My Commission Expires: 7/20/2022

DISCLOSURE OF INTEREST

TRUSTEE

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

TRUST NAME	% INTEREST
NAME AND ADDRESS	

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Miami Miami LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

South Beach Tristar 800 LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.



Exhibit A

LAND DESCRIPTION:

LOTS 7 AND 8, BLOCK 49 OF "LINCOLN SUBDIVISION",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
8, AT PAGE 88 OF THE PUBLIC RECORDS OF MIAMI/DADE
COUNTY, FLORIDA.

Exhibit B
Disclosure of Interest

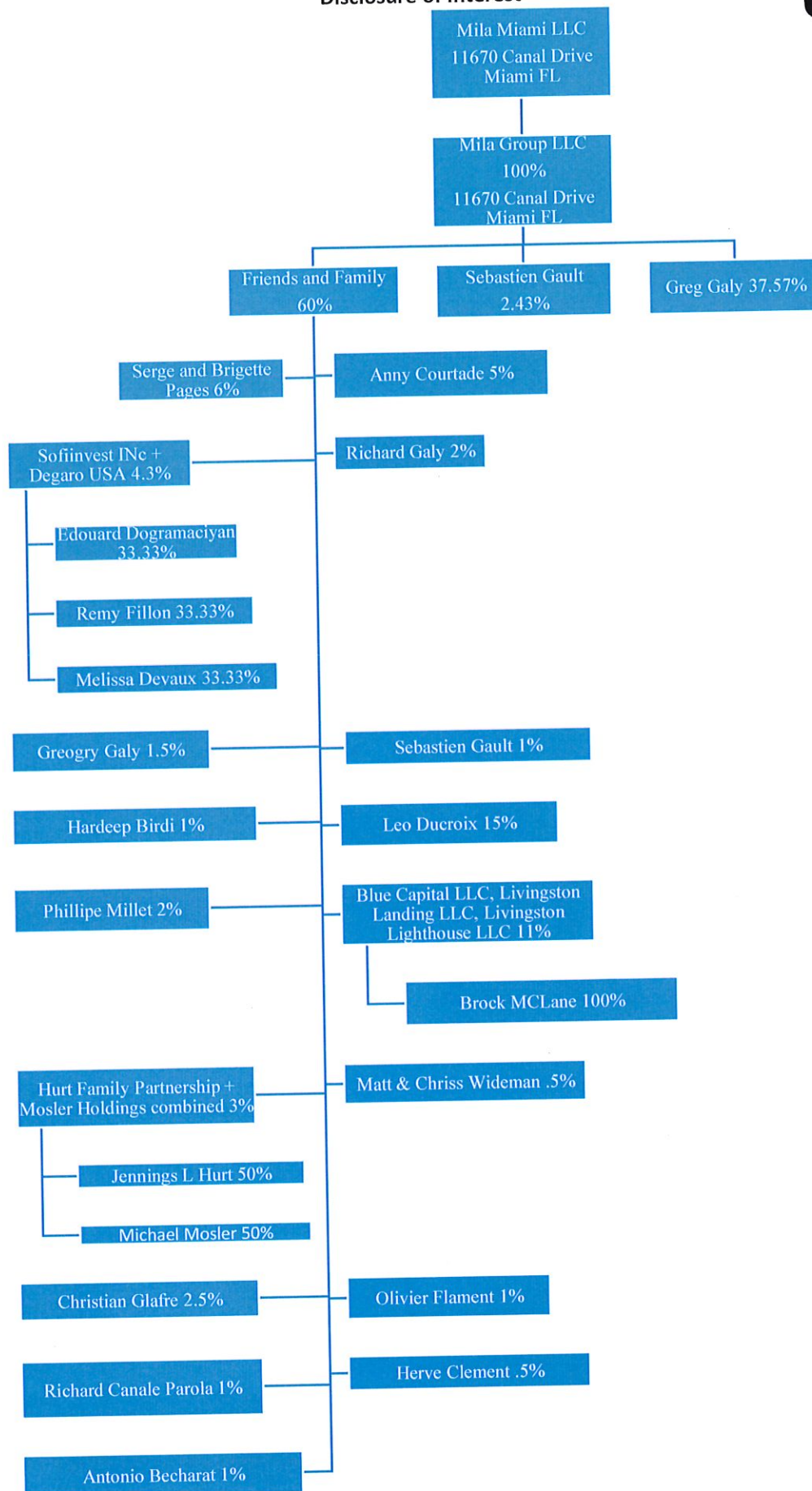
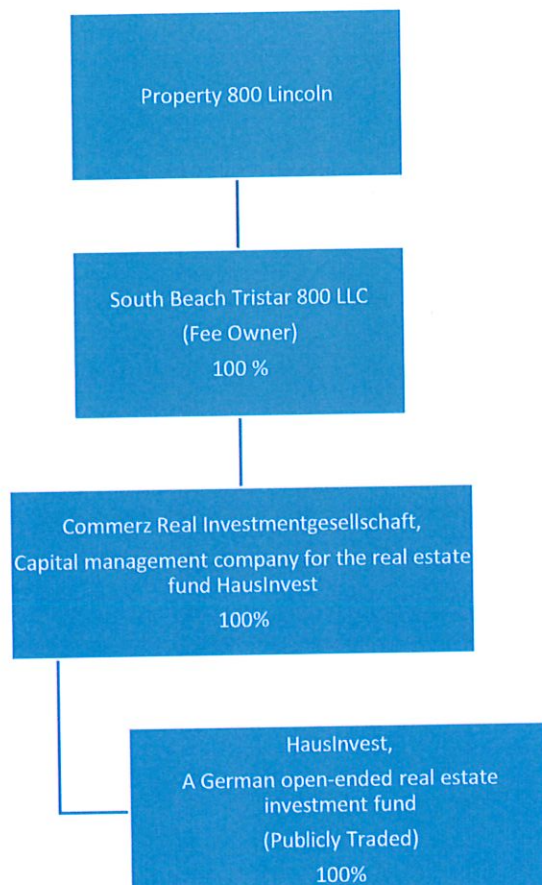


Exhibit C

Disclosure of Interest – South Beach Tristar 800 LLC





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231

E-Mail: MLarkin@BRZoningLaw.com

VIA ON-LINE FILING

January 7, 2019

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

Re: Certificate of Appropriateness for Mila - 800 Lincoln Road, Miami Beach, Florida

Dear Tom:

This firm represents MILA Miami LLC (the "Applicant"), the tenant and operator of the proposed new "MILA" restaurant located at 800 Lincoln Road (the "Property"). Please consider this letter the Applicant's letter of intent in connection with a Certificate of Appropriateness for the Property.

Description of Property. The Miami-Dade County Property Appraiser has assigned Folio No. 02-3234-002-0320 to this Property. See Exhibit A. The Property is approximately 15,000 square feet in size, located on the southwest corner of Lincoln Road and Meridian Avenue. It is located in the CD-3 Commercial High Intensity zoning district, the Flamingo Park Local Historic District and the Miami Beach Architectural District in the National Register of Historic Districts. It was originally constructed in 1935 as a two-story structure, as the location for a Burdines department store. In 2015, the HPB approved an elegant rooftop addition with an outdoor deck.

To the north of the Property are Dylan's Candy Bar, Urban Outfitters and La Cerveceria De Barrio, among others. To the east of the Property is BCBG Maxazria. To the west of the Property is TUMI. To the south of the Property is Lincoln Lane South and a parking lot.

Applicant's Proposal. MILA Miami is a unique Miami-based concept, serving a mix of Japanese and Mediterranean fare delivered by Chef Thierry Marx of two Michelin star restaurant, complemented by world class cocktails and exquisite design and upscale ambience. MILA Miami is made up of an experienced team with many successes globally and plans to bring that success to Miami Beach.

The Applicant is seeking to operate an upscale, 247 seat restaurant in the recently added rooftop addition. Entrance to the restaurant will be gained through an existing private entrance on Meridian that will feature a wall sign with the restaurant's name. The entrance will lead to two elevators that takes patrons up to the rooftop where they will enter into a beautiful lobby waiting area. The restaurant will feature a 150 seat interior space with centralized bar area. There will also be outdoor seating for 97 people on the rooftop deck that will be adorned with a small water feature and an accessory outdoor bar.

Outdoor Bar Counter. The Applicant is seeking a Certificate of Appropriateness ("COA") for the design of the outdoor bar counter. The CD-3 district permits accessory outdoor bar counters by right. However, since the bar counter is adjacent to a public right-of-way, it is subject to HPB approval to confirm that it is not visible from the right-of-way. The proposed outdoor bar will better activate the terrace space and is of a design that complements the restaurant and the terrace's aesthetic. The Applicant intends to create an upscale and classy outdoor experience that will contribute positively to Lincoln Road.

Fountain Feature. The Applicant is also seeking a COA for the design of the shallow fountain on the rooftop terrace. The proposed design will be an upgrade to the existing terrace space, transforming a big open space into a classy and cozy lounge area. The fountain will be a rectangular shaped shallow pool allowing for patrons to walk around it and allowing for total use of the terrace.

Variance. Pursuant to Section 142-334(2) of the City Code, accessory outdoor bar counters may not be operated or utilized between 12:00 a.m. and 8:00 a.m. The Applicant seeks a variance of this section of the City Code to permit the operation of the outdoor bar counter on the rooftop terrace until 2:00 a.m. The Property is located in the CD-3 zoning district, which allows for entertainment establishments. Lincoln Road is the heart of Miami Beach, and world renowned as an entertainment area. As previously indicated, the Applicant seeks to create an upscale restaurant with an outdoor lounge area and dining area that will contribute positively to the Lincoln Road atmosphere. The Applicant would face significant practical difficulty if not permitted to offer its patron the same services that are offered at other establishments along Lincoln Road. Moreover, in order to have a smooth operation of the establishment, it is vitally important to have both the operations and the closing of the indoor and outdoor bars working cohesively. Otherwise, the indoor bar will be overwhelmed when the outdoor bar closes.

Additionally, due to the size of the proposed restaurant, the Applicant has also requested a CUP from the City's Planning Board for a neighborhood impact establishment ("NIE") and an entertainment establishment for the Property. The Planning Board will be reviewing the Property's operations and developing conditions related to same. It should be noted that there are no residential uses adjacent to the Property.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies 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 rooftop terrace is peculiar to the Property and creates challenges for the proposed use as a restaurant with entertainment components. The proposed uses are consistent with the uses contemplated within the CD-3 district. The Property is located on Lincoln Road which is characterized by uses more intense than what the Applicant is proposing.

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

The Property's location and context do not result from the action of the Applicant. The Applicant simply seeks to provide service comparable to the service provided by other establishments within the area.

- (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;**

Granting the requested variance will not confer any special privilege that is denied to other lands, buildings, or structures in the same zoning district. A similar variance was granted along Lincoln Road at the Albion Hotel. However, the configuration of the Property is unique in that the outdoor bar counter will be located on the rooftop terrace and will be surrounded by landscaping which will buffer the use and any acoustical impact it may have.

- (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 deprive the Applicant of the ability to have the operations of the restaurant and rooftop terrace on the Property be consistent with the area restaurants and entertainment establishments. Moreover, the variance is vital to the smooth operation of the restaurant, as closing the outdoor bar before the outdoor bar will overwhelm the indoor bar. As a result, the strict enforcement of the land development regulations would produce an unnecessary and undue hardship on the Applicant.

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

In order to allow the Applicant to make reasonable use of the Property, the requested two (2) hour extension of closing time is the minimum variance necessary. Surrounding establishments enjoy similar closing times. Accordingly, the requested closing time of 2:00 a.m. will allow the Applicant to make reasonable use of the Property.

- (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**

The CD-3 district contemplates establishments which allow patrons to avail themselves of Miami Beach's ambiance both indoors and outdoors. A rooftop terrace along Lincoln Road is the ideal location to enjoy the City's cultural uniqueness. Further, the rooftop terrace is well landscaped, which reduces the impact of the outdoor use of the Property on the surrounding area. Accordingly, the requested variance is in harmony with the general intent and purpose of the land development regulations.

The internal music levels will be kept to ambient levels and there will be no outdoor speakers, minimizing the acoustical impact on the surrounding neighborhood. As such, this request will not negatively affect neighbors, and thus, meets the intent of the Code.

- (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 any time prior to the board of adjustment voting on the applicant's request.

The requested variance is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for design and installation of new water feature and an outdoor bar counter. The outdoor bar counter will allow the Applicant to better serve patrons seeking an upscale experience along Lincoln Road. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Larkin", with a stylized flourish at the end.

Michael Larkin

cc: Robert Behar



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/7/2018

Property Information	
Folio:	02-3234-002-0320
Property Address:	800 LINCOLN RD Miami Beach, FL 33139-2816
Owner	SOUTH BEACH TRISTAR 800 LLC TRISTAR MANAGEMENT LLC
Mailing Address	510 LINCOLN RD MIAMI, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	17,642 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1935



Assessment Information			
Year	2018	2017	2016
Land Value	\$26,250,000	\$26,250,000	\$26,250,000
Building Value	\$8,308	\$0	\$8,156
XF Value	\$0	\$0	\$0
Market Value	\$26,258,308	\$26,250,000	\$26,258,156
Assessed Value	\$26,258,308	\$26,250,000	\$26,258,156

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
LINCOLN SUB PB 9-69 LOTS 7 & 8 BLK 49 LOT SIZE 15000 SQ FT M/L	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,258,308	\$26,250,000	\$26,258,156
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,258,308	\$26,250,000	\$26,258,156
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,258,308	\$26,250,000	\$26,258,156
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,258,308	\$26,250,000	\$26,258,156

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/21/2014	\$88,200,000	29358-2250	Religious, charitable or benevolent organization
01/01/1988	\$700,000	13560-495	Sales which are qualified
02/01/1983	\$400,000	11711-1858	Sales which are qualified

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:

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

BOARD APPLICATION CHECKLIST

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 the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 800 Lincoln Rd Board: HPB Date: 12/10/2018

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
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.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
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.	✓

Property address: 800 Lincoln Rd Board: HPB Date: 12/10/2018

ITEM #	ITEM DESCRIPTION	REQUIRED
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).	✓
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) and/or Board Orders.	
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.	

Property address: 800 Lincoln Rd Board: HPB Date: 12/10/2018

ITEM #	ITEM DESCRIPTION	REQUIRED
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. <i>to demonstrate bar counter will not be visible</i>	✓
18	Structural Analysis of existing building including methodology for shoring and bracing. <i>from</i>	
19	Proposed exterior and interior lighting plan, including photometric calculations. <i>ROW's.</i>	
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.	
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 due 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 and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (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 _____	

Property address: 800 Lincoln Rd Board: HPB Date: 12/10/2018

ITEM #	ITEM DESCRIPTION	REQUIRED
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 - NIE and or outdoor 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)	
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	
Other	Detailed plan elevation and section dwgs of bar counter with materials noted	✓
Other	Materials page with photos of proposed materials	✓
Other		

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

Property address: 800 Lincoln Rd Board: HPB Date: 12/10/2018

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed 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).	
	PAPER FINAL SUBMITTAL:	
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 or Designee's Name

Applicant or Designee's Signature

Date





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

December 6, 2018

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

Re: Property owners within 375 feet of:

SUBJECT: 800 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0320

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOTS 7 & 8 BLK 49

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: **214, including 8 international**



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

375' RADIUS MAP



SUBJECT: 800 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0320

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOTS 7 & 8 BLK 49

Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3510 ST JOSEPH BOUL EAST	MONTREAL QUEBEC H1X 1W6			CANADA
ALBAN COLSON	164 AVENUE DU DIX SEPTEMBRE	L2550 LUXEMBOURG			LUXEMBOURG
ANGELA DE MARIO	V FEDERIGO ENRIQUE 2 VALENZANOBA	BARI 70010			ITALY
ENRIQUE BENET GREGG	PRADO SUR 435	MEXICO DF 11000			MEXICO
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
MERIDIAN 1619 INC	350 LOUVAIN WEST 500	MONTREAL QC H2N 2E8			CANADA
PATRICIA INHAIA	RUA DOS NEGOCIANTES N19	TAIPA VILLAGE			MACAU
TAHA IBRAHIM ERPULAT YENI RIVA YOLU ACARKENT MAHALL	DAIR 3 BEYKOZ	ISTANBUL			TURKEY
1614 MERIDIAN LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC	660 MADISON AVE	NEW YORK	NY	10065	USA
730 CORPORATION	1665 WASHINGTON AVE PH	MIAMI BEACH	FL	33139	USA
738 LINCOLN ROAD LLC C/O COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
910 LINCOLN LLC C/O INVESCO ADVISORS INC	13155 NOEL RD STE 500	DALLAS	TX	75240	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	924 LINCOLN RD 205	MIAMI BEACH	FL	33139	USA
ADAM D HELLMAN AMY FOSCHI	1615 MERIDIAN AVE # 501	MIAMI BEACH	FL	33139	USA
ALAN ALBERTO VISAGGIO	1601 MERIDIAN AVE 206	MIAMI BEACH	FL	33139	USA
ALBERTO C MESA & AMALIA M SIMON	1617 JEFFERSON AVE #201	MIAMI BEACH	FL	33139-7622	USA
ALEXANDER M SCHLEMP	1615 MERIDIAN AVE #402	MIAMI BEACH	FL	33139-2866	USA
AMERICA NANDWANI &H PREMNATH D	1621 BAY RD #402	MIAMI BEACH	FL	33139-3250	USA
ANDREA ROBERTA FRANKLIN TRS ANDREA ROBERTA FRANKLIN REV TRS	1612 JEFFERSON AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ANSELMO MESSA	90 ALTON RD # 1502	MIAMI BEACH	FL	33139	USA
ANSGAR LUBBEHUSEN ANETTE LOTHRINGEN	848 BRICKELL KEY DR #2402	MIAMI	FL	33131	USA
ANTHONY PURRINOS	128 CLINTON AVE	HILLSDALE	NJ	07642	USA
ARMAGNAC LLC	110 WASHINGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ARMAND LE BEAU & DAVID W SMITH JR	1605 MERIDIAN AVE UNIT 301	MIAMI BEACH	FL	33139-2846	USA
BAMAX CORP	1444 BISCAYNE BLVD STE 306	MIAMI	FL	33132	USA
BAMAX CORP	1616 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
BARFLY INVESTMENT LLC CO TORRES AND VADILLO LLP	11402 NW 41 ST STE 202	MIAMI	FL	33178	USA
BENJAMIN NASON HAMLIN CYRA AKILA CHOUDHURY	43 U STREET NORTHWEST	WASHINGTON	DC	20001	USA
BERNARD ZYSCOVICH	1615 MERIDIAN AVE UNIT 502	MIAMI BEACH	FL	33139-2855	USA
BRENDA BOYD	17230 SW 65TH CT	SW RANCHES	FL	33331	USA
BREQUIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
BRUNSWICK IMMOBILIER LLC	5991 SW 83 ST	MIAMI	FL	33143	USA
BULLDOG 69 LLC	405 PARK AVE #802	NEW YORK	NY	10022	USA
BULLDOG 69 LLC	230 WEST 41 ST 15TH FLR	NEW YORK	NY	10036	USA
C AND D MIAMI RENT LLC	7915 EAST DR 1	NORTH BAY VILLAGE	FL	33141	USA
CALLA REAL ESTATE INC	3370 MARY ST	MIAMI	FL	33133	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARLOS ADRIAN PAUTASSO JTRS RODRIGO MASJOAN JTRS	1606 JEFFERSON AVE UNIT 4	MIAMI BEACH	FL	33141	USA
CARLOS ALFREDO QUINONES	1615 MERIDIAN AVE #303	MIAMI BEACH	FL	33139	USA

CARMEN L TORRES MARIA E MENENDEZ	10300 SW 135 CT	MIAMI	FL	33186	USA
CARMEN T REYES TRS CARMEN T REYES TRUST	1617 JEFFERSON AVE 402	MIAMI BEACH	FL	33139	USA
CAROLA USA CORP	5743 HOLLYWOOD BLVD	HOLLYWOOD	FL	33021	USA
CECILIA M OLAVARRIA	1605 MERIDIAN AVE UNIT 304	MIAMI BEACH	FL	33139-2846	USA
CELIDA MARTINEZ CARLOS MARTINEZ	1605 MERIDIAN AVE #501	MIAMI BEACH	FL	33139-2845	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CIRCLE BENEFIT CORP	17553 SW 85 AVE	PALMETTO BAY	FL	33157	USA
CITY OF MIAMI BCH	1700 CONVENTION CENTER DR 4TH FL	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLPF LINCOLN LLC LEASEE C/O CLARION PARTNERS LLC	1440 NEW YORK AVENUE NW STE 200	WASHINGTON	DC	20005	USA
CLPJSK LLC	4201 COLLINS AVE 2202	MIAMI BEACH	FL	33140	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
COMOLAKES LLC	14721 SW 87 PL	MIAMI	FL	33176	USA
DANIEL J FRANCIS HERBERT CARRILLO	1615 MERIDIAN AVE 401	MIAMI BEACH	FL	33139	USA
DAVANESS LLC	5825 COLLINS AVE 3-K	MIAMI BEACH	FL	33139	USA
DELVAI USA LLC	7915 EAST DR 1	NORTH BAY VILLAGE	FL	33141	USA
DERK LLC C/O CHRISTIAN SANTUCHO	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
DERK LLC	14334 BISCAYNE BLVD	NORTH MIAMI	FL	33181	USA
DIANA M PEREZ	1601 MERIDIAN AVE 208	MIAMI BEACH	FL	33139	USA
DIEB INVEST LLC	1619 JEFFERSON AVE #4	MIAMI BEACH	FL	33139	USA
DIMER GIOVANNONI &W COSETTA SARA GIOVANNONI JTRS	1605 MERIDIAN AVE #204	MIAMI BEACH	FL	33139	USA
DOUBLEPINVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
ELIZABETH V KRUEGER TRS ELIZABETH V KREUGER LIVING TRUST	1603 MCLAIN ST	TAYLOR	TX	76574	USA
EMKER USA LLC	1680 MICHIGAN AVE SUITE 910	MIAMI BEACH	FL	33139	USA
ENLACE N & C LLC	110 WASHIGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ENLACE N AND C LLC	110 WASHINGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ERIKA SOBE LLC	8301 NW 197 ST	HIALEAH	FL	33015	USA
ERNESTO J MUNOZ LUZ MARINA LONDONO	3419 WALLINGTON AVE N #9	SEATTLE	WA	98103	USA
EUCLID 1610 INC	235 LINCOLN ROAD STE 310	MIAMI BEACH	FL	33139	USA
EUCLID 206 LLC	1600 EUCLID AVE # 206	MIAMI BEACH	FL	33139	USA
EUSOLULU LLC	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
EVELYN MIAMI INC	PO BOX 190026	MIAMI BEACH	FL	33139	USA
FEDERICA VAGINARY D EMARESE C/O ELEONORA DEPALMA PA	PO BOX 190026	MIAMI BEACH	FL	33139	USA
FEIVEL BEACH REALTY LLC C/O GREG HERSOKOWITZ ESQ	9100 S DADELAND BLVD 908	CORAL GABLES	FL	33156	USA
FLAMINGO VICE CORP	3370 MARY ST	COCONUT GROVE	FL	33133	USA
FMS 5 LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
FRANCISCO REGO	1619 JEFFERSON AVE #18	MIAMI BEACH	FL	33139-7629	USA
FRANK RANDON	1616 EUCLID AVE #14	MIAMI BEACH	FL	33139	USA
GARRICK J EDWARDS MIA MARCIA ROMERO	1614 EUCLID AVE #34	MIAMI BEACH	FL	33139	USA
GEMMA DUE LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
GENEFIN USA CORP	2 SOUTH BISCAYNE BLVD 2490	MIAMI	FL	33131	USA
GENEFIN USA CORP	2 SOUTH BISCAYNE BLVD 3600	MIAMI	FL	33131	USA

GEORGE CHRISTOPHER GARY ZAGER	419 FERNLEAF AVE	CORONA DEL MAR	CA	92625	USA
GILBERTO ALMANZAR	1612 JEFFERSON AVE 302	MIAMI BEACH	FL	33139	USA
GISELLE VALLE	1605 MERIDIAN AVE #403	MIAMI BEACH	FL	33139	USA
GLADYS M GARCIA LE REM WALDO GARCIA	777 NW 131 AVE	MIAMI	FL	33182	USA
GOMBINSKI PROPERTIES LTD PTNSH % STEVEN GOMBINSKI	3737 COLLINS AVE PH2	MIAMI BEACH	FL	33140	USA
GRF INVESTMENTS LLC	737 E ATLANTIC BLVD	POMPANO BEACH	FL	33060	USA
GUERASSIM NIKOLOV MARYANN WAMBUI MAINA	1615 MERIDIAN AVE 403	MIAMI BEACH	FL	33139	USA
GULPGIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
HENRY THURMAN RIVERA GORDILLO ROMEO LIONEL RIVERA GORDILLO	1605 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
HOPE 110 LLC	1561 ALTON RD 272	MIAMI BEACH	FL	33139	USA
HOWARD SALWEN SHERYL MARSHALL	130 DUDLEY ROAD	NEWTON	MA	02459	USA
INTRE I INC	3370 MARY ST	MIAMI	FL	33133	USA
INVAMIAMI INC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ITAMAR MAKMAL	1619 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
IVAN MANUEL ALVAREZ &W MARIA ALEXANDRA ALVAREZ	1615 MERIDIAN AVE #302	MIAMI BEACH	FL	33139-2865	USA
IVAN O ALVAREZ	1614 EUCLID AVE #35	MIAMI BEACH	FL	33139-7783	USA
JOAO BOSCO CABRAL CO CJ LAW	1395 BRICKELL AVE STE 800	MIAMI	FL	33131	USA
JOEL G BLANCHETTE & KAREN KRANZ SERGI JTRS	12000 MARKET ST #347	RESTON	VA	20190	USA
JOHN L BUCKLEY &W ANDREE W	1130 BIBLE HILL RD	FRANCESTOWN	NH	03043	USA
JOHN R RECKERT &W MONICA R	14778 SW 43 WAY	MIAMI	FL	33185-4371	USA
JON S BRAELEY	1615 MERIDIAN AVE #204	MIAMI BEACH	FL	33139-2829	USA
JOSE L & MARIO A DIAZ	1612 JEFFERSON AVE UNIT 204	MIAMI BEACH	FL	33139-7612	USA
JOSE PENALBA	1614 JEFFERSON AVE #3	MIAMI BEACH	FL	33139-7616	USA
JOSE PENALBA	1614 JEFFERSON AVE #4	MIAMI BEACH	FL	33139-7616	USA
JOSE RICARDO FURNARI	3301 N COUNTRY CLUB DR # 405	AVENTURA	FL	33180	USA
JUAN M MACIAS &W NELLY C MACIAS	5600 COLLINS AVE 16-H	MIAMI BEACH	FL	33140-2416	USA
JUANA DEPEDRO & SERGIO J CRESPO	74 W 92 ST #2D	NEW YORK	NY	10025	USA
JULES BERREBI SARA BERREBI	2800 ISLAND BLVD #2002	AVENTURA	FL	33160	USA
KAMILA CARDENAS	560 NW 44TH ST	MIAMI	FL	33127	USA
KAROSHI LLC	11 BROADWAY STE 368	NEW YORK	NY	10004	USA
KATINA SALAFATINOS	1612 JEFFERSON AVE #403	MIAMI BEACH	FL	33139-7613	USA
KATJA KUKOVIC	1606 JEFFERSON AVE #7	MIAMI BEACH	FL	33139	USA
KERIN A DONOVAN	34 GLENDALE RD	MILTON	MA	02186	USA
KINJO REAL ESATE LLC	3370 MARY ST	MIAMI	FL	33133	USA
KP INVESTMENTS MIAMI LLC	725 W 49 ST	MIAMI BEACH	FL	33140	USA
KRYSTALL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAUDERDALE INVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAURA CRESTO	1614 EUCLID AVE #21	MIAMI BEACH	FL	33139-7782	USA
LB HORIZONS LLC	3370 MARY ST	MIAMI	FL	33133	USA
LB IMMOBILIARE SPA	1600 EUCLID AVE #105	MIAMI BEACH	FL	33139	USA
LEASE CAPITAL LLC	4501 LAKE RD	MIAMI	FL	33137	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LINCOLN PALMS PARTNERS LP C/O HANNAH LAWRENCE	231 W FULTON	GRAND RAPIDS	MI	49503	USA

LINDA STOCH & RUSSELL B STOCH CO-TRS	104 VINTAGE ISLE LANE	PALM BEACH GARDENS	FL	33418	USA
LOREMA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
LORENA CEJUDO UDI E SALY	1617 JEFFERSON AVE 401	MIAMI BEACH	FL	33139	USA
LOUIS LADOUCEUR	1612 JEFFERSON AVE PH 04	MIAMI BEACH	FL	33139	USA
MALEMY LLC	1600 EUCLID AVE STE 103	MIAMI BEACH	FL	33139	USA
MALIK ABUGHAZALEH	138 ESSEX ST APT 2	JERSEY CITY	NJ	07302-6319	USA
MARC D JACOBSON DEBORAH B JACOBSON	115 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
MARIA NATASCHA RODRIGUEZ	1617 JEFFERSON AVE UNIT 403	MIAMI BEACH	FL	33139-7624	USA
MARIA TERESA PIA LOPEZ JTRS IRENE T DE JESUS BERTANI JTRS	9507 NW 47TH TER	DORAL	FL	33178	USA
MARIELA IBARRA ROMERO	1606 JEFFERSON AVE UNIT 8	MIAMI BEACH	FL	33139	USA
MARINA GRANDE MIAMI LLC	18628 SW 50 CT	MIRAMAR	FL	33029	USA
MARK B CARBON	1737 MILAN STREET	NEW ORLEANS	LA	70115	USA
MARK DAVIS AIMEE MOLINA DAVIS	10925 SW 84 CT	MIAMI	FL	33156	USA
MARTIN F MUELLER TRS MARTIN F MUELLER REVOCABLE TRUST	1614 EUCLID AVE #33	MIAMI BEACH	FL	33139-7783	USA
MATTHEW JAMES RAZOOK	1614 EUCLID AVE APT 22	MIAMI BEACH	FL	33139-7782	USA
MBS03 INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MC FLORIDA PROPERTIES LLC	848 BRICKELL AVE #745	MIAMI	FL	33131	USA
MELISSA ORTIZ	1614 JEFFERSON AVE #6	MIAMI BEACH	FL	33139-7616	USA
MERIDIA USA LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
MERRICK PRATT III MEREDITH BOISSONNEAULT	1614 JEFFERSON AVE #5	MIAMI BEACH	FL	33139-7616	USA
MILLA USA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MILOS PASTAR IRENA PASTAR	1615 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
MONICA LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
MONICA LLC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
MS COSTRUZIONI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
NIMARRA DREAM RE LLC	7915 EAST DR # 1	NORTH BAY VILLAGE	FL	33141	USA
NORBERTO EZQUERRA &W ALINE M	5070 FIELDS POND CLOSE	MARIETTA	GA	30068	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
NOUM NOUM LLC	151 SW 15 RD #2001	MIAMI	FL	33129	USA
NOUM NOUM LLC	3326 MARY ST #200	MIAMI	FL	33133	USA
OMAR PONS	451 SE 3 ST	HIALEAH	FL	33010	USA
OMMERGIO S R L	1601 MERIDIAN AVE 203	MIAMI BEACH	FL	33139	USA
ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS	1605 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33140	USA
OROVILLE INC	8301 NW 197 ST	MIAMI	FL	33015	USA
PABLO SICILIA	1617 JEFFERSON AVE #203	MIAMI BEACH	FL	33139	USA
PAOLO STEFANINI	1250 SOUTH MIAMI AVE #2115	MIAMI	FL	33130	USA
PATRICE REIGNER C/O MIAMI REALTY GROUP	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
PEACH ROSE INC	820 15 ST STE 101	MIAMI BEACH	FL	33139	USA
PEDRO GONZALEZ	1612 JEFFERSON AVE UNIT PH-1	MIAMI BEACH	FL	33139-7619	USA
PIETRO DI LEO	1900 PURDY AVE #2011	MIAMI BEACH	FL	33139	USA
PMMIA LLC	1662 LINCOLN RD #506	MIAMI BEACH	FL	33139	USA
POLIANA LACKI DE KANTER CHRISTOPHER L DE KANTER	1617 JEFFERSON AVE # 302	MIAMI BEACH	FL	33139	USA
PPF 723 LINCOLN LANE LLC C/O STEPHEN H BITTEL	801 W 41 ST STE 600	MIAMI BEACH	FL	33140	USA

PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC (LESSEE) C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PREMNATH D NANDWANI &W AMERICA	1621 BAY RD #42	MIAMI BEACH	FL	33139-3250	USA
PRESENT LIGHT HOLDINGS LLC	7950 ABBOTT AVE APT 5	MIAMI BEACH	FL	33141-2628	USA
PROKOPIOS PANAGAKOS	1750 SW 2 AVE	BOCA RATON	FL	33432	USA
RAJOO RAMCHANDANI FANNIE XIE	1612 JEFFERSON AVE #304	MIAMI BEACH	FL	33139	USA
RAUL R NAVARRO	1615 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
RC LINCOLN RD HOLDINGS LLC C/O CROWN	767 FIFTH AVENUE #24 FLR	NEW YORK	NY	10153	USA
RIANNA ROMANOWSKI	1614 EUCLID AVE UNIT 36	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN	1450 LINCOLN RD #9055	MIAMI BEACH	FL	33139	USA
ROBERTO CUNEO	1612 JEFFERSON AVE 401	MIAMI BEACH	FL	33139	USA
RODOLFO W ELIAS TR	1605 MERIDIAN AVE #201	MIAMI BEACH	FL	33139-2827	USA
SAVO FAUSTO	1600 EUCLID AVE #207	MIAMI BEACH	FL	33139	USA
SCI MOVIE LLC	790 E BROWARD BLVD #203	FORT LAUDERDALE	FL	33301	USA
SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT	15499 WEST DIXIE HWY	N MIAMI BEACH	FL	33162-6031	USA
SHARON SHARABY	1614 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	USA
SILVIA DISDERI	830 SW 9 STREET CIR 201	BOCA RATON	FL	33486	USA
SILVINA BELMONTE	1619 JEFFERSON AVENUE #24	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST #206	MIAMI BEACH	FL	33139	USA
SOBE HOMES LLC	300 BAYVIEW DR 1007	SUNNY ISLES BEACH	FL	33160	USA
SONIA BARROS	1619 JEFFERSON AVE 27	MIAMI BEACH	FL	33139	USA
SOUTH BEACH TRISTAR 800 LLC TRISTAR MANAGEMENT LLC	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SPARTA MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
SPENCER EIG LAURA R EIG	625 WEST 46 STREET	MIAMI BEACH	FL	33140	USA
STELLA MIAMI RE INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
SUNRISE PROPERTIES EDE LLC C/O BALWANT CHEEMA	8301 NW 197 ST	MIAMI	FL	33015	USA
TEODORA LLC	820 15 ST	MIAMI BEACH	FL	33139	USA
THALLY INC	1619 JEFFERSON AVE APT 11	MIAMI BEACH	FL	33139-7602	USA
THE POLO 26 LLC C/O STRANG ADAMS PA	1130 WASHINGTON AVE 3FL	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
TYMOR BRIK	18001 OLD CUTLER RD STE 600	PALMETTO BAY	FL	33157	USA
VICTOR A GONZALEZ	1606 JEFFERSON AVE #14	MIAMI BEACH	FL	33139	USA
VIRL INC	235 LINCOLN ROAD 306	MIAMI BEACH	FL	33139	USA
VIVIANA HINCAPIE	1615 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
WATERSCAPING INC	8301 NW 197 ST	MIAMI	FL	33015	USA
WILFREDO ROMAN	1605 MERIDIAN AVE #502	MIAMI BEACH	FL	33139-2845	USA
XAVIEN HOOD BRANDI HOOD	1616 EUCLID AVE # 4	MIAMI BEACH	FL	33139	USA
ZEV LUMELSKI	2801 SARENTO PL APT 204	PALM BEACH GARDENS	FL	33410-4301	USA

818 LINCOLN INVESTMENTS LLC
3510 ST JOSEPH BOUL EAST
MONTREAL QUEBEC H1X 1W6
CANADA

ALBAN COLSON
164 AVENUE DU DIX SEPTEMBRE
L2550 LUXEMBOURG
LUXEMBOURG

ANGELA DE MARIO
V FEDERIGO ENRIQUE 2 VALENZANOBA
BARI 70010
ITALY

ENRIQUE BENET GREGG
PRADO SUR 435
MEXICO DF 11000
MEXICO

LUCA GUARDA NARDINI
VIA BELZONI 70
PADOVA 35121
ITALY

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

PATRICIA INHAIA
RUA DOS NEGOCIANTES N19
TAIPA VILLAGE
MACAU

TAHA IBRAHIM ERPULAT
YENI RIVA YOLU ACARKENT MAHALL
DAIR 3 BEYKOZ
ISTANBUL
TURKEY

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

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

730 CORPORATION
1665 WASHINGTON AVE PH
MIAMI BEACH, FL 33139

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

910 LINCOLN LLC
C/O INVESCO ADVISORS INC
13155 NOEL RD STE 500
DALLAS, TX 75240

918 STAR LLC
C/O TRISTAR CAPITAL
510 LINCOLN RD
MIAMI BEACH, FL 33139

918 STAR LLC
C/O TRISTAR CAPITAL
924 LINCOLN RD 205
MIAMI BEACH, FL 33139

ADAM D HELLMAN
AMY FOSCHI
1615 MERIDIAN AVE # 501
MIAMI BEACH, FL 33139

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

ALBERTO C MESA & AMALIA M SIMON
1617 JEFFERSON AVE #201
MIAMI BEACH, FL 33139-7622

ALEXANDER M SCHLEMP
1615 MERIDIAN AVE #402
MIAMI BEACH, FL 33139-2866

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

ANDREA ROBERTA FRANKLIN TRS
ANDREA ROBERTA FRANKLIN REV TRS
1612 JEFFERSON AVE UNIT 303
MIAMI BEACH, FL 33139

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

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

ANTHONY PURRINOS
128 CLINTON AVE
HILLSDALE, NJ 07642

ARMAGNAC LLC
110 WASHINGTON AVE 1324
MIAMI BEACH, FL 33139

ARMAND LE BEAU & DAVID W SMITH JR
1605 MERIDIAN AVE UNIT 301
MIAMI BEACH, FL 33139-2846

BAMAX CORP
1444 BISCAYNE BLVD STE 306
MIAMI, FL 33132

BAMAX CORP
1616 JEFFERSON AVE #20
MIAMI BEACH, FL 33139

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

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

BERNARD ZYSCOVICH
1615 MERIDIAN AVE UNIT 502
MIAMI BEACH, FL 33139-2855

BRENDA BOYD
17230 SW 65TH CT
SW RANCHES, FL 33331

BREQUIN INC
8301 NW 197 ST
MIAMI, FL 33015

BRUNSWICK IMMOBILIER LLC
5991 SW 83 ST
MIAMI, FL 33143

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

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

C AND D MIAMI RENT LLC
7915 EAST DR 1
NORTH BAY VILLAGE, FL 33141

CALLA REAL ESTATE INC
3370 MARY ST
MIAMI, FL 33133

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

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARLOS ADRIAN PAUTASSO JTRS
RODRIGO MASJOAN JTRS
1606 JEFFERSON AVE UNIT 4
MIAMI BEACH, FL 33141

CARLOS ALFREDO QUINONES
1615 MERIDIAN AVE #303
MIAMI BEACH, FL 33139

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

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

CAROLA USA CORP
5743 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

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

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

CHAKU LLC
1665 BAY RD #421
MIAMI BEACH, FL 33139

CIRCLE BENEFIT CORP
17553 SW 85 AVE
PALMETTO BAY, FL 33157

CITY OF MIAMI BCH
1700 CONVENTION CENTER DR 4TH FL
MIAMI BEACH, FL 33139

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

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

CLPF LINCOLN LLC LEASEE
C/O CLARION PARTNERS LLC
1440 NEW YORK AVENUE NW STE 200
WASHINGTON, DC 20005

CLPJSK LLC
4201 COLLINS AVE 2202
MIAMI BEACH, FL 33140

COMCO LLC
1261 20 ST
MIAMI BEACH, FL 33139

COMOLAKES LLC
14721 SW 87 PL
MIAMI, FL 33176

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

DAVANESS LLC
5825 COLLINS AVE 3-K
MIAMI BEACH, FL 33139

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

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

DERK LLC
14334 BISCAYNE BLVD
NORTH MIAMI, FL 33181

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

DIEB INVEST LLC
1619 JEFFERSON AVE #4
MIAMI BEACH, FL 33139

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

DOUBLEPINVESTMENTS LLC
8301 NW 197 ST
MIAMI, FL 33015

ELIZABETH V KRUEGER TRS
ELIZABETH V KREUGER LIVING TRUST
1603 MCLAIN ST
TAYLOR, TX 76574

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

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

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

ERIKA SOBE LLC
8301 NW 197 ST
HIALEAH, FL 33015

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

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

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

EUSOLULU LLC
235 LINCOLN RD 306
MIAMI BEACH, FL 33139

EVELYN MIAMI INC
PO BOX 190026
MIAMI BEACH, FL 33139

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

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

FLAMINGO VICE CORP
3370 MARY ST
COCONUT GROVE, FL 33133

FMS 5 LLC
9 ISLAND AVE 2409
MIAMI BEACH, FL 33139

FRANCISCO REGO
1619 JEFFERSON AVE #18
MIAMI BEACH, FL 33139-7629

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

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

GEMMA DUE LLC
8301 NW 197 ST
MIAMI, FL 33015

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

GENEFIN USA CORP
2 SOUTH BISCAYNE BLVD 3600
MIAMI, FL 33131

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

GILBERTO ALMANZAR
1612 JEFFERSON AVE 302
MIAMI BEACH, FL 33139

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

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

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

GRF INVESTMENTS LLC
737 E ATLANTIC BLVD
POMPANO BEACH, FL 33060

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

GULPGIN INC
8301 NW 197 ST
MIAMI, FL 33015

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

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

HOWARD SALWEN
SHERYL MARSHALL
130 DUDLEY ROAD
NEWTON, MA 02459

INTRE I INC
3370 MARY ST
MIAMI, FL 33133

INVAMIAMI INC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

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

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

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

JOAO BOSCO CABRAL
CO CJ LAW
1395 BRICKELL AVE STE 800
MIAMI, FL 33131

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

JOHN L BUCKLEY &W ANDREE W
1130 BIBLE HILL RD
FRANCESTOWN, NH 03043

JOHN R RECKERT &W MONICA R
14778 SW 43 WAY
MIAMI, FL 33185-4371

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

JOSE L & MARIO A DIAZ
1612 JEFFERSON AVE UNIT 204
MIAMI BEACH, FL 33139-7612

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

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

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

JUAN M MACIAS &W
NELLY C MACIAS
5600 COLLINS AVE 16-H
MIAMI BEACH, FL 33140-2416

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

JULES BERREBI
SARA BERREBI
2800 ISLAND BLVD #2002
AVENTURA, FL 33160

KAMILA CARDENAS
560 NW 44TH ST
MIAMI, FL 33127

KAROSHI LLC
11 BROADWAY STE 368
NEW YORK, NY 10004

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

KATJA KUKOVIC
1606 JEFFERSON AVE #7
MIAMI BEACH, FL 33139

KERIN A DONOVAN
34 GLENDALE RD
MILTON, MA 02186

KINJO REAL ESATE LLC
3370 MARY ST
MIAMI, FL 33133

KP INVESTMENTS MIAMI LLC
725 W 49 ST
MIAMI BEACH, FL 33140

KRYSTALL LLC
8301 NW 197 ST
MIAMI, FL 33015

LAUDERDALE INVESTMENTS LLC
8301 NW 197 ST
MIAMI, FL 33015

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

LB HORIZONS LLC
3370 MARY ST
MIAMI, FL 33133

LB IMMOBILIARE SPA
1600 EUCLID AVE #105
MIAMI BEACH, FL 33139

LEASE CAPITAL LLC
4501 LAKE RD
MIAMI, FL 33137

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

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

LINDA STOCH &
RUSSELL B STOCH CO-TRS
104 VINTAGE ISLE LANE
PALM BEACH GARDENS, FL 33418

LOREMA INC
8301 NW 197 ST
MIAMI, FL 33015

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

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

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

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

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

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

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

MARIELA IBARRA ROMERO
1606 JEFFERSON AVE UNIT 8
MIAMI BEACH, FL 33139

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

MARK B CARBON
1737 MILAN STREET
NEW ORLEANS, LA 70115

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

MARTIN F MUELLER TRS
MARTIN F MUELLER REVOCABLE TRUST
1614 EUCLID AVE #33
MIAMI BEACH, FL 33139-7783

MATTHEW JAMES RAZOOK
1614 EUCLID AVE APT 22
MIAMI BEACH, FL 33139-7782

MBS03 INC
8301 NW 197 ST
MIAMI, FL 33015

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

MELISSA ORTIZ
1614 JEFFERSON AVE #6
MIAMI BEACH, FL 33139-7616

MERIDIA USA LLC
8301 NW 197 ST
MIAMI, FL 33015

MERRICK PRATT III
MEREDITH BOISSONNEAULT
1614 JEFFERSON AVE #5
MIAMI BEACH, FL 33139-7616

MILLA USA INC
8301 NW 197 ST
MIAMI, FL 33015

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

MONICA LLC
PO BOX 191095
MIAMI BEACH, FL 33119

MONICA LLC
150 SE 2 AVE STE 1010
MIAMI, FL 33131

MS COSTRUZIONI INC
8301 NW 197 ST
MIAMI, FL 33015

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

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

NORMA 1922 CORP
3370 MARY STREET
MIAMI, FL 33133

NOUM NOUM LLC
151 SW 15 RD #2001
MIAMI, FL 33129

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

OMAR PONS
451 SE 3 ST
HIALEAH, FL 33010

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

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

OROVILLE INC
8301 NW 197 ST
MIAMI, FL 33015

PABLO SICILIA
1617 JEFFERSON AVE #203
MIAMI BEACH, FL 33139

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

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

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

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

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

PMMIA LLC
1662 LINCOLN RD #506
MIAMI BEACH, FL 33139

POLIANA LACKI DE KANTER
CHRISTOPHER L DE KANTER
1617 JEFFERSON AVE # 302
MIAMI BEACH, FL 33139

PPF 723 LINCOLN LANE LLC
C/O STEPHEN H BITTEL
801 W 41 ST STE 600
MIAMI BEACH, FL 33140

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

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

PPF MBL PORTFOLIO LLC (LESSEE)
C/O LINCOLN ROAD MM LLC
801 ARTHUR GODFREY RD STE 600
MIAMI BEACH, FL 33140

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

PRESENT LIGHT HOLDINGS LLC
7950 ABBOTT AVE APT 5
MIAMI BEACH, FL 33141-2628

PROKOPIOS PANAGAKOS
1750 SW 2 AVE
BOCA RATON, FL 33432

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

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

RC LINCOLN RD HOLDINGS LLC
C/O CROWN
767 FIFTH AVENUE #24 FLR
NEW YORK, NY 10153

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

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

ROBERTO CUNEO
1612 JEFFERSON AVE 401
MIAMI BEACH, FL 33139

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

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

SCI MOVIE LLC
790 E BROWARD BLVD #203
FORT LAUDERDALE, FL 33301

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

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

SILVIA DISDERI
830 SW 9 STREET CIR 201
BOCA RATON, FL 33486

SILVINA BELMONTE
1619 JEFFERSON AVENUE #24
MIAMI BEACH, FL 33139

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

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

SONIA BARROS
1619 JEFFERSON AVE 27
MIAMI BEACH, FL 33139

SOUTH BEACH TRISTAR 800 LLC
TRISTAR MANAGEMENT LLC
510 LINCOLN RD
MIAMI BEACH, FL 33139

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

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

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 1B
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 3B
MIAMI BEACH, FL 33139-2602

SPARTA MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

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

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

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

TEODORA LLC
820 15 ST
MIAMI BEACH, FL 33139

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

THE POLO 26 LLC
C/O STRANG ADAMS PA
1130 WASHINGTON AVE 3FL
MIAMI BEACH, FL 33139

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

TYMOR BRIK
18001 OLD CUTLER RD STE 600
PALMETTO BAY, FL 33157

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

VIRL INC
235 LINCOLN ROAD 306
MIAMI BEACH, FL 33139

VIVIANA HINCAPIE
1615 MERIDIAN AVE 304
MIAMI BEACH, FL 33139

WATERSCAPING INC
8301 NW 197 ST
MIAMI, FL 33015

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

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

ZEV LUMELSKI
2801 SARENTO PL APT 204
PALM BEACH GARDENS, FL 33410-4301

Plans Revision Narrative
For HPB City of Miami Beach

PROJECT NAME: MILA
ADDRESS: 800 Lincoln Road, 3rd Level, Miami Beach, FL 33139
RECORD: January 07, 2019

KEY TO NARRATIVE:

SHEET NUMBER	
Comment:	<i>List of comments by Reviewer (if applicable)</i>
Response:	Description of response steps taken and all locations impacted (sheets/documents, etc.)

DEPT.: HPB ZONING REVIEW

Date: 12/28/2018

Comment 1: *In order to install a business sign on Meridian Avenue, the access door shall be only for the 3rd floor restaurant. Provide first and second floor plan to clearly establish that the access stair on Meridian Avenue is exclusively for the third floor restaurant and there is no access to the second and first floor.*

Response: **Ground and Second floor plans added, refer to sheets A-3.1 & 3.2.**

Date: 12/28/2018

Comment 2: *Indicate dimensions of the restaurant sign. Maximum area allowed is 15 sf.*

Response: **Dimensions to restaurant sign added, sign is 15 s.f. Refer to sheet A-7.1**

Date: 12/28/2018

Comment 3: *Menu Board exceeds the maximum area allowed of 4 sf.*

Response: **Menu Board revised to 4sf. Refer to sheet A-7.2.**

DEPT.: HPB PLAN REVIEW

Date: 12/28/2018

Comment 1a: *Provide details of the proposed rooftop mechanical screening.*

Response: **Details for the mechanical screening added to set. Refer to sheet A- 7.6**

Date: 12/28/2018

Comment 1b: *Show actual proposed mechanical equipment on rooftop.*

Response: **Proposed Mechanical equipment (SD) added to roof plan. Refer to sheet A-3.4.**



Date: 12/28/2018
Comment 1c: Show mechanical screening in renderings, contextual elevations and rendered elevations.
Response: **Mechanical screening added to Renderings, where visible. Refer to sheets A-6.3, 6.4, 6.5 & 6.6.**

Date: 12/28/2018
Comment 1d: The line of sight is taken from the opposite side of Lincoln Road, not the center.
Response: **As per discussion with James Seiberling, The line of sight for the outdoor bar counter is taken at the property line. Other line of sights (middle and opposite) have been removed from the drawings to avoid confusion.**

Date: 12/28/2018
Comment 1e: Provide details of the cabana structures.
Response: **Detail, dimensions, and materials for the shading structures have been added to the set. Refer to sheet A-7.5**

Date: 12/28/2018
Comment 1f: It is unclear in plan the extent of the privacy wall.
Response: **Privacy wall is 23'-4" long x 5'-0" high from new elevated deck (1'-8"). Additional dimensions for the privacy wall have been added for clarity. Refer to sheets A- 3.3 & 7.3.**

Date: 12/28/2018
Comment 1g: Provide existing and proposed reflected ceiling plans, plans show new soffit.
Response: **Existing RCP has been added to the set. Refer to sheet A-5.1
Proposed RCP shows location and profile for new proposed soffit. The addition is to a non-historical element.**

Date: 12/28/2018
Comment 1h: The bar counter and associated structures (including privacy wall) must be completely out of the line.
Response: **Bar counter and associated structures (including privacy wall) are completely out of the line of sight. Refer to narrative for item 1d describing line of sight used for bar. Refer to sheet A-3.5 and 3.6. In addition Landscaping behind the privacy wall is another screening device to keep the bar out of sight. Refer to sheet A-4.1 & 4.4**

Date: 12/28/2018
Comment 2a: *Staff recommends reducing the height and extent of the proposed rooftop mechanical screening and equipment to the greatest extent possible.*
Response: **Proposed Mechanical equipment (SD) added to roof plan and sections, with location of proposed equipment the extend and height of equipment were reduced. Refer to sheet A-3.4, 3.5, 3.8.**

Date: 12/28/2018
Comment 2b: *Due to the size of trees, it appears that the planting depth is not adequate, staff recommends an overall reduction in the amount of trees.*
Response: **Planting depth have been updated, please see sheet A-4.4**



DEPT.: HPB ADMIN REVIEW

Date: 12/28/2018

Comment 1: Please have City Attorney office approve disclosure and show proof of confirmation.

Response: See email from City Attorney Attached.

DEPT.: PLANNING LANDSCAPE REVIEW

Date: 12/28/2018

Comment 1: *Per CMB Chapter 126, Landscape plans shall be prepared, signed and sealed by a registered Landscape Architect in the State of Florida.*

Response: Acknowledged, please see signed and sealed set.

Date: 12/28/2018

Comment 2: *While full compliance with the CMB Chapter 126 Landscape Code is not be required, every attempt shall be made to reduce any landscape code non-conformance related to minimum requirements. Please refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. Refer to the Landscape Requirements link within the Planning Department website at <http://www.miamibeachfl.gov/city-hall/planning/landscape-requirements>*

Response: Landscape legend has been added, please see sheet A-4.0.

Date: 12/28/2018

Comment 3: *Replace Coconut Palms on rooftop with additional small size canopy shade trees with adequate rooting volume.*

Response: Two Coconut Palms were replaced by two Bay Cedar, please see sheet A-4.1.

Date: 12/28/2018

Comment 4: *Provide a permanent tree bracing / support system detail for any substantially large plant material proposed on rooftop.*

Response: Please see sheet A-4.1.for Detail #1-Tree anchoring detail.

Date: 12/28/2018

Comment 5: *Clarify what is the total planting depth of rooftop planters. Large size shrubs and trees would generally require 36" to 42" minimum in planting / rooting depth, in addition to any required depth for drainage. Detail shown on sheet A-4.4 appears to reflect a planting depth of 24", inclusive of drainage.*

Response: Soil depth have been updated, please see sheet A-4.4 for Detail#1.
According to "Up by Root" by James Urban, the minimum soil depth for trees is 30"-48". We use a 4:1 slope from the inner planter wall (24" height) to the back planter wall (42" height). The soil depth in the middle of planter is 30"-32", which is adequate for trees.

Date: 12/28/2018



Comment 6: *Understory plant material shall consist of plant species that would naturally not exceed 36" in height at maturity and would not require periodic pruning in order to retain such height. Taller plant material provided as an accent may be provided set back at least 4' from planter's edge when facing a public ROW.*

Response: **Understory plant materials in the planting plan do not exceed 36" in height. There is no trees and other plant materials in the public ROW, in addition, 4' setback does not apply to the rooftop planting plan.**

