

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: 1801 West Avenue

FILE NO. _____

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

FOLIO NUMBER (S) _____ 02-3233-012-0240 _____

FILE NO. _____

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

NAME Soul Tavern 1, LLC
 ADDRESS 21500 Biscayne Blvd, Suite 503, Aventura, FL 33180
 BUSINESS PHONE 305-903-0261 CELL PHONE _____
 E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME Goldwater Realty X, Inc.
 ADDRESS PO Box 190816, Miami Beach, FL 33119
 BUSINESS PHONE 305 538-1117 CELL PHONE _____
 E-MAIL ADDRESS P4386 @ AOL . Com

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Mickey Marrero
 ADDRESS 200 South Biscayne Blvd, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6238 CELL PHONE _____
 E-MAIL ADDRESS MMarrero@BRZoningLaw.com

☐ AGENT:

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

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

FILE NO. _____

NAME Bryan Pravda

ADDRESS 990 Biscayne Blvd., Suite 502

BUSINESS PHONE 305-707-7663 CELL PHONE N/A

E-MAIL ADDRESS bryan@pravdaarchitecture.com

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

Adaptive re-use of an office building to convert it to restaurant/bar use in addition to some remaining office space. Outdoor parking to be converted to outdoor landscaped and seating area.

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

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☒ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A (ALL EXISTING) 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

SIGNATURE:  ☒ AUTHORIZED REPRESENTATIVE

PRINT NAME: Mickey Marrero

FILE NO. _____

TENANT AFFIDAVIT FOR INDIVIDUAL

STATE OF _____

COUNTY OF _____

_____, 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 TENANT AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**
(Circle one)

STATE OF FLORIDACOUNTY OF MIAMI-DADE

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

SIGNATURE

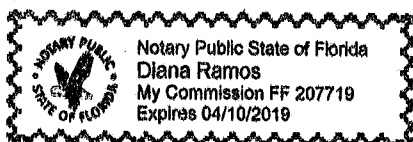
Sworn to and subscribed before me this 20th day of July, 2016. The foregoing instrument was acknowledged before me by Jason Gordon, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:



FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

_____, 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

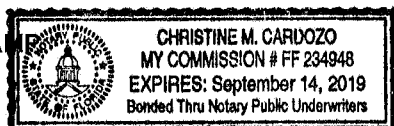
ZALMAN FELLIG, being duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of Goldwater Realty X, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this 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 29TH day of JUNE, 2016. The foregoing instrument was acknowledged before me by ZALMAN FELLIG 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:

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

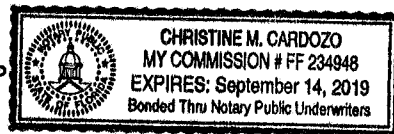
ZALMAN FELLIG, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Mickey Marrero to be my representative before the Design Review Board. (3) I also hereby authorize the 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.

ZALMAN FELLIG, Pres.
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29 day of June, 2016. The foregoing instrument was acknowledged before me by ZALMAN FELLIG, of _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Christine M. Cardozo
NOTARY PUBLIC

CHRISTINE M. CARDOZO
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.*

GOLDWATER REALTY II, INC
NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

ZALMAN FELLIG
4444 PINE TREE DR.
MIAMI BEACH, FL. 33140

50%

SOLOMON FELLIG
3115 PINE TREE DR.
MIAMI BEACH, FL. 33140

50%

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

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.*

Soul Tavern 1, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, 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

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>Mickey Marrero</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL 33131</u>	<u>305-377-6238</u>
b. _____	_____	_____
c. _____	_____	_____

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.

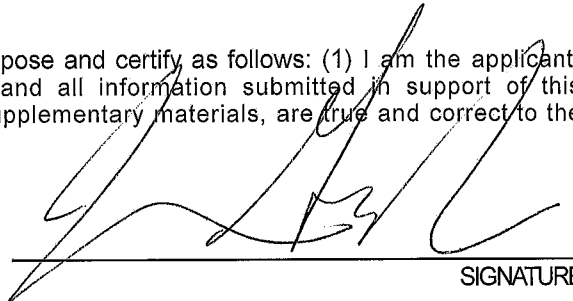
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

JASON GORDON

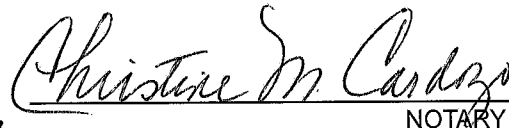
, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best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


SIGNATURE

Sworn to and subscribed before me this 29 day of JUNE 20 16. The foregoing instrument was acknowledged before me by JASON GORDON, who has produced License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP




NOTARY PUBLIC

CHRISTINE M. CARDOZO
PRINT NAME

My Commission Expires:

FILE NO. _____

Exhibit A

Legal Description

Lot 15, Block 12, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B - Disclosure of Interest

Soul Tavern 1, LLC

Jason Gordon	21500 Biscayne Blvd., Suite 503, Aventura, Florida 33180	57.5%
Edward Rovetto	62 Milton Ave, Ballston Spa, NY 12020	11%
Josef Beraha	16500 Collins Ave, Apt. 651, Sunny Isles, FL 33160	8%
Mark Gordon	21500 Biscayne Blvd., Suite 503, Aventura, FL 33180	7%
Nathan Maez	PO Box 1192 Lyndville, VT 05851	7%
Renee Frigo Graef	8437 Tuttle Ave, #418, Sarasota, FL 34243	4.5%
Stacy Gordon- Studnik	21500 Biscayne Blvd., Suite 503, Aventura, FL 33180	3.5%
Orion Atchison Nevel	975 41 Street, Suite 211, Miami Beach, FL 33140	1.5%



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@BRZoningLaw.com

VIA HAND DELIVERY

July 1, 2016

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

Re: Repurposing of 1801 West Avenue for Restaurant Use

Dear Mr. Mooney:

This firm represents Soul Tavern 1, LLC (the "Applicant"), the Applicant for the property located at 1801 West Avenue ("Property"). The Applicant is proposing to convert the Property from its existing office use to a restaurant/bar use, with some remaining office use. Please let this letter serve as the Applicant's letter in support of its request for design review approval for an exciting new restaurant on the site.

The proposed restaurant on the site will be called Soul Tavern. The restaurant will be a rustic gastropub serving food developed from the five elements of Chinese medicine. Soul Tavern is a vegetarian concept offering a soulful experience to help cleanse the mind, body and soul in a relaxed and comforting space.

Description of the Property. The Property is approximately 8,000 square feet (approximately 0.18 acres) and is developed with a one (1) story office structure of approximately 3,876 square feet. The Property is located at the northeast corner of the intersection of 18th Street and West Avenue. The front of the Property consists of a parking area abutting 18th Street.

Development Plan. As you will see from the enclosed plans, the Applicant proposes to renovate the existing structure on the Property and repurpose it to provide for the proposed restaurant use. The renovation will consist of minimal exterior demolition and a re-roofing. Specifically, the plan provides for removal of portions of wall along the south and western frontage to place new window and door openings to increase accessibility to the structure. The existing storefront will remain with the addition of some wood cladding on the façade. A new wood entry feature will also be

Thomas Mooney, Director
Planning Department
July 1, 2016
Page 2

added along the 18th Street frontage. Additionally, the plan provides for the removal of the existing asphalt and concrete paving that currently makes up the parking area on the Property.

In accordance with Section 130-33(b)(1) of the Miami Beach Land Development Regulations, a restaurant with less than 100 seats and less than 3,500 square feet of floor area has no parking requirement. As a result, the proposed development will eliminate the existing parking area and replace it with a landscaped outdoor area with seating.

As you will note from the submitted plans, the design of the project is clean, modern, and compatible with the surrounding area. The renovation of the building for restaurant use aims to beautify the Property and create a comforting environment.

Conclusion. We believe that the proposed development is consistent with all of the standards of the City's Land Development Regulations. The renovation of the Property will result in an innovative new dining experience that will be a welcome addition to this area of the City of Miami Beach. We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6238.

Sincerely,



Mickey Marrero



Florida Real Estate Decisions, Inc.



June 30, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

Re: Property Owners List
Within 375 feet of:

ISLAND VIEW SUB PB 6-115
LOT 15 BLK 12
1801 WEST AVE

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 of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

MEH/ms

cc: Mickey Marrero, Esq.
BERCOW RADELL & FERNANDEZ P.A.
200 S. Biscayne Blvd., Ste 850
Miami, Florida 33131

Number of Labels: 30

*Duplicates removed.

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM



0232330120070 1845 ALTON RD ISLAND VIEW PB 6-115 LOTS 7 THRU 9 & N2.8FT OF LOT 10 & W25FT OF LOT 6 BLK 11 LOT SIZE 31920 SQ FT	PUBLIX SUPER MARKETS INC PO BOX 407 LAKELAND, FL 33802-0407
0232330120090 1801 ALTON RD ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10 LESS N2.8FT & ALL LOT 11 BLK 11 LOT SIZE IRREGULAR	SANTA ELENA HOLDINGS LLC 1230 STILLWATER DR MIAMI BEACH, FL 33141-1028
0232330120130 1824 ALTON RD ISLAND VIEW SUB PB 6-115 LOTS 1 TO 3 INC BLK 12 LOT SIZE IRREGULAR	SABER 1800 ALTON LLC C/O SABER REAL EST ADVISORS LLC 80 BUSINESS PARK DR STE 100 ARMONK, NY 10504-1704
0232330120160 1828 ALTON RD ISLAND VIEW SUB PB 6-115 LOT 4 BLK 12 LOT SIZE 50.000 X 160	ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A 1828 ALTON RD MIAMI BEACH, FL 33139-1505
0232330120170 1840 ALTON RD ISLAND VIEW SUB PB 6-115 LOTS 5 & 6 BLK 12 LOT SIZE 16000 SQ FT	ALTON ROAD SUPREME SERVICES INC 1840 ALTON RD MIAMI BEACH, FL 33139-1505
0232330120180 1850 ALTON RD ISLAND VIEW SUB PB 6-115 LOTS 7 & 8 BLK 12 & LOT 1 BLK 12-A ISLAND VIEW ADDN PB 9-144 LOT SIZE 140.000 X 160	1850 ALTON RD HOLDINGS LLC 8107 NW 33RD ST MIAMI, FL 33122-1005
0232330120210 1843 WEST AVE ISLAND VIEW SUB PB 6-115 LOTS 11 & 12 BLK 12 LOT SIZE 100.000 X 160	GOLDWATER RLTY XXII CORP PO BOX 190816 MIAMI BEACH, FL 33119-0816
0232330120220 1825 WEST AVE ISLAND VIEW SUB PB 6-115 LOTS 13 & 14 BLK 12 LOT SIZE 100.000 X 160	GOLDWATER REALTY V INC PO BOX 190816 MIAMI BEACH, FL 33119-0816

0232330120240
1801 WEST AVE
ISLAND VIEW SUB PB 6-115
LOT 15 BLK 12
LOT SIZE 80.000 X 100

GOLDWATER RLTY X INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330120250
1235 18 ST
ISLAND VIEW SUB PB 6-115
LOT 16 BLK 12
LOT SIZE 80.000 X 100

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
1442 COMMODORE WAY
HOLLYWOOD, FL 33019-5061

0232330120610
1301 DADE BLVD
33 34 53 42 ISLAND VIEW SUB PB 6-115
LOTS 1 & 2 BLK 16 A
LOT SIZE 25600 SQ FT

SOUTH BEACH ASSOCIATES
DEPT PT FL 28351
PO BOX 25025
GLENDALE, CA 91221-5025

0232330120620
1778 WEST AVE
33-34 53 42 ISLAND VIEW SUB PB 6-115
LOTS 3 & 4 BLK 16 A
LOT SIZE 100.000 X 160

SOUTH BEACH ASSOCIATES
DEPT PT FL 28351
PO BOX 25025
GLENDALE, CA 91221-5025

0232330120630
1784 WEST AVE
ISLAND VIEW SUB PB 6-115
LOT 5 BLK 16 A
LOT SIZE 50.000 X 160

1229 PARTNERS LLC
% JONATHAN D BELOFF
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

0232330120640
1330 18 ST
33-34 53 42 ISLAND VIEW SUB PB 6-115
LOT 6 & BEG 14.82FT S OF NE COR LOT 7
S85.06FT W0.16FT N85.06FT E0.12FT TO POB
BLK 16A
LOT SIZE 8012 SQ FT

LUEY LLC
15901 COLLINS AVE APT 3706
NORTH MIAMI BEACH, FL 33160-4160

0232330120671
1333 DADE BLVD
ISLAND VIEW SUB PB 6-115
E50FT LOT 10 & ALL LOT 13 BLK 16 A
LOT SIZE 8450 SQUARE FEET

JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH, FL 33139-1420

0232330120700
1790 ALTON RD
ISLAND VIEW SUB PB 6-115
LOT 1 LESS BEG NE COR LOT 2 E24.9 FT
S79.65FT SE65.95FT SW65.7FT N169.5FT TO
POB BLK 17 A
LOT SIZE 10200 SQUARE FEET

1790 ALTON HOLDINGS LLC
2800 BISCAYNE BLVD PH FLOOR
MIAMI, FL 33137-4528

0232330120710
1771 WEST AVE
33-34 53 42 ISLAND VIEW SUB PB 6-115
LOT 2 & BEG NE COR LOT 2 E24.9FT S79.65FT
SE65.95FT SW65.7FT N169.5FT TO POB
BLK 17 A
LOT SIZE IRREGULAR

THE GEORGE JAY II LTD PRTNRSHP
6507 GRANADA BLVD
CORAL GABLES, FL 33146-3428

0232330130010
1800 WEST AVE
ALTON BEACH REALTY CO AMD PL PB 9-146
LOTS 1 THRU 4 BLK 13
LOT SIZE 32000 SQ FT

GOLDWATER REALTY XV
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330130030
1856 WEST AVE
33 53 42
PB 9-146 ALTON BEACH RLTY CO AMD PL
LOT 5 BLK 13
LOT SIZE 8000 SQ FT

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330130050
1874 WEST AVE
ALTON BEACH REALTY CO AMD PL PB 9-146
LOTS 6-7 & 7-A BLK 13
LOT SIZE 140.000 X 160

MIDLAND TRADING COMPANY
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330130090
1861 BAY RD
ALTON BEACH REALTY CO AMD PL PB 9-146
LOTS 8 & 8A BLK 13
LOT SIZE 90 X 160

ROYAL EMPIRE LLC
C/O EMPIRE PROPERTIES
1754 BAY RD
MIAMI BEACH, FL 33139-1414

0232330130100
1845 BAY RD
ALTON BEACH REALTY CO AMD PL PB 9-146
LOT 9 BLK 13
LOT SIZE 50.000 X 160

ROBERT L CLEPHANE TRS
ROBERT L CLEPHANE 201 REV TRUST
SANTANDER LA MARINERA LLC
10773 NW 58TH ST # 603
MIAMI, FL 33178-2801

0232330130110
1833 BAY RD
ALTON BEACH REALTY CO AMD PL PB 9-146
LOT 10 BLK 13
LOT SIZE 50.000 X 160

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

0232330130120
1817 BAY RD
33 53 42
PB 9-146 ALTON BEACH REALTY CO AMD PL
LOT 11 BLK 13
LOT SIZE 50.000 X 160

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33100

0232330130130
1817 BAY DR
33 53 42
PB 9-146 ALTON BEACH REALTY CO AMD PL
LOT 12 BLK 13
LOT SIZE 50.000 X 160

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

0232330130140
1801 BAY RD
33 53 42
PB 9-146 ALTON BEACH REALTY CO AMD PL
LOT 13 BLK 13
LOT SIZE 80.000 X 100

GOLDWATER RLTY XII CORP
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330130145
ALTON BEACH REALTY CO AMD PL PB 9 - 146
LOT 14 BLK 13
LOT SIZE 8000 SQ FT

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

0232330170010
1231 17 ST
ALTON BEACH RLTY COS SUB PB 6-165
LOTS 7 & 8 BLK 17
LOT SIZE 25540 SQ FT

SOBE 17 OWNER LLC
9425 HARDING AVE
MIAMI BEACH, FL 33154-2803

0232330220020
1910 ALTON RD
ISLAND VIEW ADDN PB 9-144
LOT 2 BLK 12 A
LOT SIZE 50.000 X 160

TALMUDIC COLLEGE OF FL INC
4000 ALTON RD
MIAMI BEACH, FL 33140-3854

0232330220050
1925 WEST AVE
ISLAND VIEW ADDN PB 9-144
LOTS 7 THRU 10 BLK 12-A & LOT 9 BLK 12 OF
ISLAND VIEW PB 6-115 & LOT 10 BLK 12 OF
ISLAND VIEW SUB OF PB 6-113
LOT SIZE 46400 SQ FT

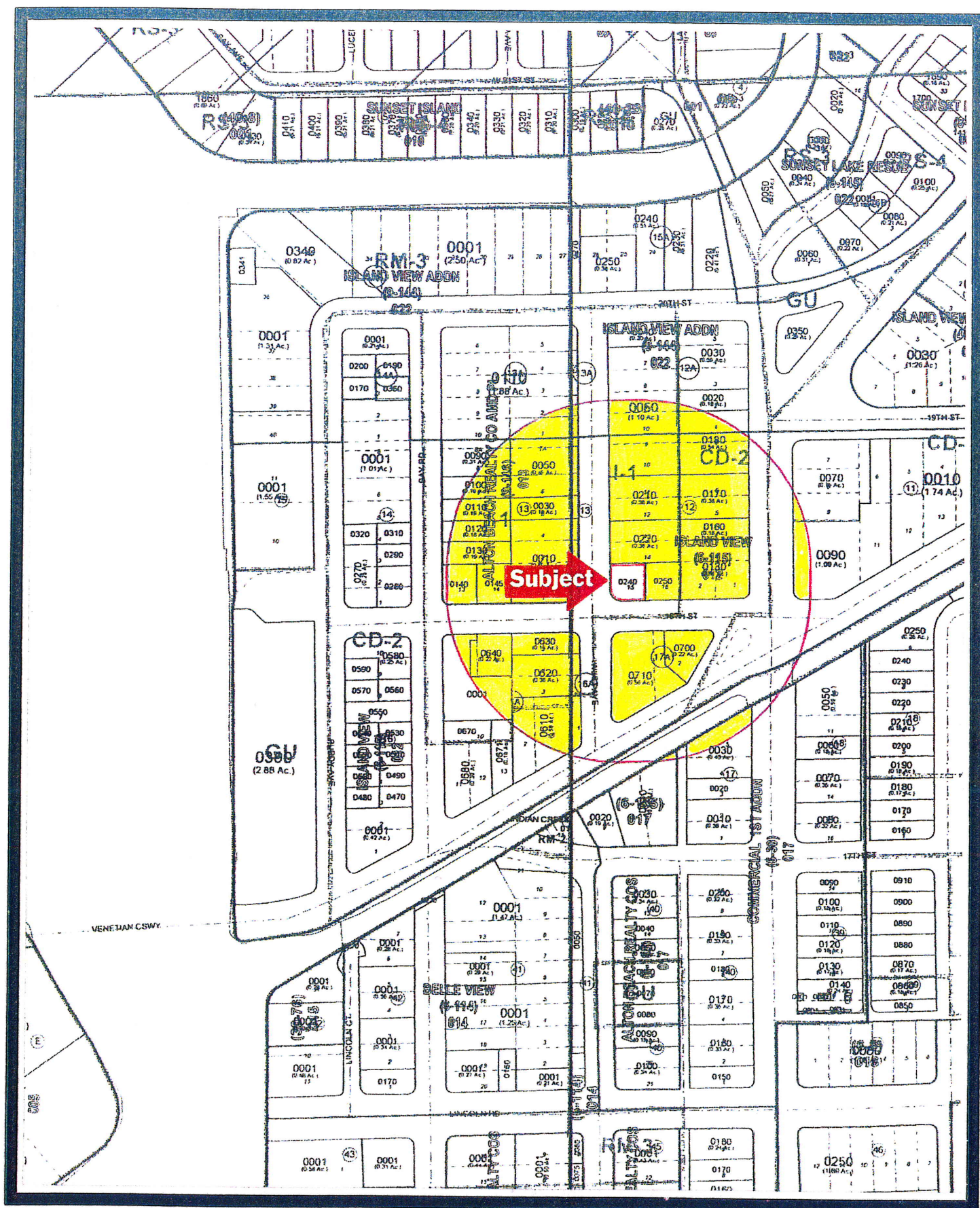
FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408-2657

0232330220110
1920 WEST AVE
ISLAND VIEW ADDN PB 9-144
LOTS 1 THRU 10 BLK 13-A
LOT SIZE 83200 SQ FT

PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE
PO BOX 32025
LAKELAND, FL 33802-2025

0232340170030
1750 ALTON RD
COMM SUB 1 ADD PB 6-30
LOT 4 LESS S1 INCH & ALL LOT 5 BLK 17
LOT SIZE 142.290 X 150

SOBE ALTON LLC
9425 HARDING AVE
MIAMI BEACH, FL 33154-2803



1229 PARTNERS LLC
% JONATHAN D BELOFF
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

1747 BAY RD PROP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137-5016

1790 ALTON HOLDINGS LLC
2800 BISCAYNE BLVD PH FLOOR
MIAMI, FL 33137-4528

1850 ALTON RD HOLDINGS LLC
8107 NW 33RD ST
MIAMI, FL 33122-1005

ALTON ROAD ANIMAL HOSPITAL
JON J RAPPAPORT P A
1828 ALTON RD
MIAMI BEACH, FL 33139-1505

ALTON ROAD SUPREME SERVICES INC
1840 ALTON RD
MIAMI BEACH, FL 33139-1505

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

CUETO MIAMI LLC
15901 COLLINS AVE APT 3706
NORTH MIAMI BEACH, FL 33160-4160

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408-2657

GOLDWATER REALTY V INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

GOLDWATER REALTY XV
PO BOX 190816
MIAMI BEACH, FL 33119-0816

GOLDWATER RLTY X INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

GOLDWATER RLTY XII CORP
PO BOX 190816
MIAMI BEACH, FL 33119-0816

GOLDWATER RLTY XXII CORP
PO BOX 190816
MIAMI BEACH, FL 33119-0816

JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH, FL 33139-1420

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
1442 COMMODORE WAY
HOLLYWOOD, FL 33019-5061

LUEY LLC
15901 COLLINS AVE APT 3706
NORTH MIAMI BEACH, FL 33160-4160

MIDLAND TRADING COMPANY
PO BOX 190816
MIAMI BEACH, FL 33119-0816

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119-0816

PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND, FL 33802-0407

PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE
PO BOX 32025
LAKELAND, FL 33802-2025

ROBERT L CLEPHANE TRS
ROBERT L CLEPHANE 201 REV TRUST
SANTANDER LA MARINERA LLC
10773 NW 58TH ST # 603
MIAMI, FL 33178-2801

ROYAL EMPIRE LLC
C/O EMPIRE PROPERTIES
1754 BAY RD
MIAMI BEACH, FL 33139-1414

SABER 1800 ALTON LLC
C/O SABER REAL EST ADVISORS LLC
80 BUSINESS PARK DR STE 100
ARMONK, NY 10504-1704

SANTA ELENA HOLDINGS LLC
1230 STILLWATER DR
MIAMI BEACH, FL 33141-1028

SOBE 17 OWNER LLC
9425 HARDING AVE
MIAMI BEACH, FL 33154-2803

SOBE ALTON LLC
9425 HARDING AVE
MIAMI BEACH, FL 33154-2803

SOUTH BEACH ASSOCIATES
DEPT PT FL 28351
PO BOX 25025
GLENDALE, CA 91221-5025

TALMUDIC COLLEGE OF FL INC
4000 ALTON RD
MIAMI BEACH, FL 33140-3854

THE GEORGE JAY II LTD PRTRNSHP
6507 GRANADA BLVD
CORAL GABLES, FL 33146-3428

NAME

1229 PARTNERS LLC % JONATHAN D BELOFF
1747 BAY RD PROP LLC
1790 ALTON HOLDINGS LLC
1850 ALTON RD HOLDINGS LLC
ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A
ALTON ROAD SUPREME SERVICES INC
CITY OF MIAMI BEACH
CUETO MIAMI LLC
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT
GOLDWATER REALTY V INC
GOLDWATER REALTY XV
GOLDWATER RLTY X INC
GOLDWATER RLTY XII CORP
GOLDWATER RLTY XXII CORP
JOSE LUIS RODRIGUEZ
KESTREL INVESTMENTS LLC % KEVIN GUTKIN
LUEY LLC
MIDLAND TRADING COMPANY
MIDLAND TRADING II INC
PUBLIX SUPER MARKETS INC
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE
ROBERT L CLEPHANE TRS ROBERT L CLEPHANE 201 REV TRUST SANTANDER LA MARINERA LLC
ROYAL EMPIRE LLC C/O EMPIRE PROPERTIES
SABER 1800 ALTON LLC C/O SABER REAL EST ADVISORS LLC
SANTA ELENA HOLDINGS LLC
SOBE 17 OWNER LLC
SOBE ALTON LLC
SOUTH BEACH ASSOCIATES DEPT PT FL 28351
TALMUDIC COLLEGE OF FL INC
THE GEORGE JAY II LTD PRTNRSHIP

ADDRESS	CITY	STATE	ZIP	COUNTRY
1691 MICHIGAN AVE STE 320	MIAMI BEACH	FL	33139-2561	
2200 BISCAYNE BLVD	MIAMI	FL	33137-5016	
2800 BISCAYNE BLVD PH FLOOR	MIAMI	FL	33137-4528	
8107 NW 33RD ST	MIAMI	FL	33122-1005	
1828 ALTON RD	MIAMI BEACH	FL	33139-1505	
1840 ALTON RD	MIAMI BEACH	FL	33139-1505	
1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	
15901 COLLINS AVE APT 3706	NORTH MIAMI BEACH	FL	33160-4160	
700 UNIVERSE BLVD	NORTH PALM BEACH	FL	33408-2657	
PO BOX 190816	MIAMI BEACH	FL	33119-0816	
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PO BOX 190816	MIAMI BEACH	FL	33119-0816	
1333 DADE BLVD	MIAMI BEACH	FL	33139-1420	
1442 COMMODORE WAY	HOLLYWOOD	FL	33019-5061	
15901 COLLINS AVE APT 3706	NORTH MIAMI BEACH	FL	33160-4160	
PO BOX 190816	MIAMI BEACH	FL	33119-0816	
PO BOX 190816	MIAMI BEACH	FL	33119-0816	
PO BOX 407	LAKELAND	FL	33802-0407	
PO BOX 32025	LAKELAND	FL	33802-2025	
10773 NW 58TH ST # 603	MIAMI	FL	33178-2801	
1754 BAY RD	MIAMI BEACH	FL	33139-1414	
80 BUSINESS PARK DR STE 100	ARMONK	NY	10504-1704	
1230 STILLWATER DR	MIAMI BEACH	FL	33141-1028	
9425 HARDING AVE	MIAMI BEACH	FL	33154-2803	
9425 HARDING AVE	MIAMI BEACH	FL	33154-2803	
PO BOX 25025	GLENDALE	CA	91221-5025	
4000 ALTON RD	MIAMI BEACH	FL	33140-3854	
6507 GRANADA BLVD	CORAL GABLES	FL	33146-3428	