



MIAMIBEACH

File No:	_____
Date:	_____
MCR No:	_____
Amount:	_____
Zoning Classification	_____
(For Staff Use Only)	

PLANNING DEPARTMENT STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|--|---|
| <input type="checkbox"/> BOARD OF ADJUSTMENT
<input checked="" type="checkbox"/> DESIGN REVIEW BOARD
<input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | <input type="checkbox"/> HISTORIC PRESERVATION BOARD
<input type="checkbox"/> PLANNING BOARD |
|--|---|

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☒ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: "1212 Lincoln" (1600, 1614, 1616, 1620, 1624, 1628, and 1634 Alton Road)

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 45 Commercial Subdivision, Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida

4. NAME OF APPLICANT ARRP Miami, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

% Crescent Heights 2200 Biscayne Boulevard	Miami	FL	33137
ADDRESS OF APPLICANT	CITY	STATE	ZIP
BUSINESS PHONE # 305-374-5700	FAX # 305-847-3354	CELL PHONE # _____	
E-mail address: rgalbut@crescentheights.com			

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Jose Gelabert-Navia Perkins + Will 806 Douglas Road Suite 300 Coral Gables, FL 33134

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305 569-1333 FAX # 305 569-1334 CELL PHONE #

E-mail address: jose.gelabert-navia@perkinswill.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Graham Penn, Esq. 200 S. Biscayne Blvd., Suite 850 Miami FL 33131

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-377-6229 FAX # 305-377-6222 CELL PHONE #

E-mail address: gpenn@brzoninglaw.com

b. Russell Galbut 2200 Biscayne Blvd., Miami FL 33137

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-573-4127 FAX # 305-573-8489 CELL PHONE #

E-mail address: rgalbut@crescentheights.com

c.

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Development approvals for a mixed-use, phased development, to include commercial and hotel uses.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? ☒ YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): _____ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP
(Circle one)**

STATE OF Florida

COUNTY OF Miami Dade St Lucie

I, Darlene McKinney being duly sworn, depose and say that I am the Vice President of Wells Fargo Bank and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

Darlene McKinney
PRINT NAME

Darlene McKinney
SIGNATURE

Sworn to and subscribed before me this 15th day of February, 2016. The foregoing instrument was acknowledged before me by Darlene Marie McKinney, Vice President of Wells Fargo Bank on behalf of such entity, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



Ruby L. Bright
State of Florida
MY COMMISSION # FF 12374
Expires: April 25, 2017

Ruby L. Bright
NOTARY PUBLIC

PRINT NAME

My Commission Expires:

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Miami-Dade

ARRP Miami, LLC,
which is the Manager of
1212 Lincoln, LLC

I, David Smith being duly sworn, depose and say that I am the Manager of ARRP Miami, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

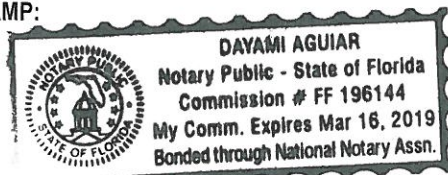
David Smith, Manager of ARRP Miami, LLC

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this 5 day of Feb, 2016. The foregoing instrument was acknowledged before me by David B. Smith, manager of ARRP Miami, LLC on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



Dayami Aguiar

Dayami Aguiar

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

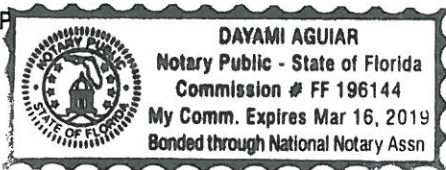
I, David Smith, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for design review relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez PA to be my representative before the Design Review Board. 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 and I take the responsibility of removing this notice after the date of hearing.

David Smith, Manager of
ARRP Miami, LLC, which is the Manager of 1212 Lincoln, LLC
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5th day of Feb, 2016. The foregoing instrument was acknowledged before me by David B. Smith, MANAGER of ARRP Miami, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Dayami Aguiar
DAYAMI AGUIAR NOTARY PUBLIC
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

ARRP Miami, LLC has contracted to purchase the land owned by Wells Fargo

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

See disclosure below

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade St Lucie

I, Darlene McKinney, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for design review relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez PA to be my representative before the Design Review Board. 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 and I take the responsibility of removing this notice after the date of hearing.

Darlene McKinney VP Wells Fargo Bank
PRINT NAME (and Title, if applicable)

Darlene McKinney
SIGNATURE

Sworn to and subscribed before me this 15 day of February, 2016. The foregoing instrument was acknowledged before me by Darlene Marie McKinney Vice President of Wells Fargo Bank who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Ruby L. Bright
State of Florida
MY COMMISSION # FF 12374
Expires: April 25, 2017

Ruby L. Bright
NOTARY PUBLIC
PRINT NAME

My Commission Expires:

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

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

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

ARRP Miami, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See attached

Wells Fargo Bank, NA

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

publicly traded

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

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

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
b. Graham Penn, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
c.		

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

* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

David Smith, Manager of

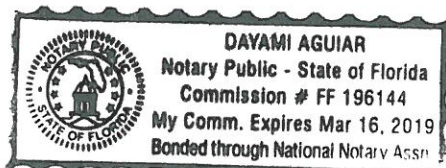
ARRP Miami, LLC, which is the Manager of 1212 Lincoln, LLC

I, David Smith, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

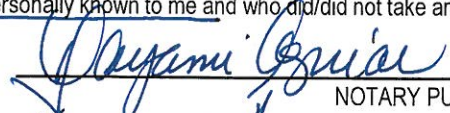

SIGNATURE

Sworn to and subscribed before me this 5th day of Feb, 2016. The foregoing instrument was acknowledged before me by David B Smith, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:


NOTARY PUBLIC
Dayami Aguiar
PRINT NAME

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

David Smith, Manager of

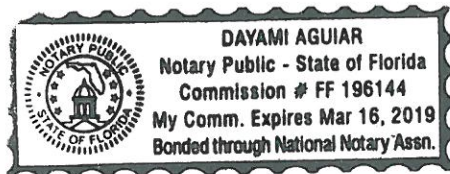
ARRP Miami, LLC, which is the Manager of 1212 Lincoln, LLC

I, David B Smith, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5th day of Feb, 20 16. The foregoing instrument was acknowledged before me by David B Smith who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Dayami Aguiar
NOTARY PUBLIC
Dayami Aguiar
PRINT NAME

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in 1212 Lincoln, LLC

	Percentage of Interest
ARRP Miami, LLC 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in ARRP Miami, LLC

	Percentage of Interest
KGM Equities 2, LLC 2200 Biscayne Blvd. Miami FL 33137	95%
Beach R Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	5%

Interests in KGM Equities 2, LLC

	Percentage of Interest
Sonny Kahn 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	45%
Russell W. Galbut 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	45%
Bruce A. Menin 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	10%

Beneficiaries of Sonny Kahn 2004 Irrevocable Trust

	Percentage of Interest
Elliott Kahn 2200 Biscayne Blvd. Miami FL 33137	20%

Joshua Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
--	-----

Naomi Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
---	-----

Rachel Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
--	-----

Avigail Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
---	-----

Beneficiaries of Russell W. Galbut 2004 Irrevocable Trust

	Percentage of Interest
Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	50%

Beneficiaries of Bruce A. Menin 2004 Irrevocable Trust

	Percentage of Interest
Maxwell Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
Mason Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
Lucas Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%

Interests in Beach R Holdings, LLC

Percentage of Interest

Tomer Bitton
2200 Biscayne Blvd.
Miami FL 33137

100%



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA HAND DELIVERY

September 7, 2016

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

Re: "1212 Lincoln" Phased Development - Supergraphics Approval.

Dear Tom:

This firm represents ARRP Miami, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank (collectively the "Applicant") the owners of an assemblage of land located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's supplementary letter of intent in support of the "supergraphic" elements of the 1212 Lincoln development approved by the Design Review Board earlier this year.

The Property. The "1212 Lincoln" project spans the entire block on the west side of Alton just south of Lincoln Road: 1600, 1614, 1616, 1620, 1624, 1628, and 1634 Alton Road (hereinafter "the Property"). The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations and is located in the recently created Parking District No. 6 for the Alton Road corridor.

The subject property is developed with four commercial buildings of varying ages as well as a surface parking lot. Two structure have been recently demolished to make way for the proposed development.

Approved Development. The Design Review Board approved the development of most of the Property with an innovative commercial building and

associated structured parking. The approved plan includes retail/market/restaurant uses on the first and second floors, addressing both Alton Road and Lincoln Road. The center of the project will be taken up with a pedestrian-friendly food hall or "mercado" area that is proposed to be the home of multiple small establishments, including multiple food and beverage uses and food purveyors. In essence, the Applicant seeks to develop this portion of the project as a modern version of a traditional marketplace.

We believe that this design concept will attract pedestrian activity along Alton Road in a manner simply not seen today. Pedestrian access to the mercado area will be from both Alton Road and 16 Street and has been encouraged by the architecture and orientation of the building. The design encourages pedestrian activity through the introduction of wide openings at the street level, attractive stairs leading from the Alton Road sidewalk to the second level, and the additional setback provided along approximately 60% of the Alton Road frontage. There is no ground floor pedestrian access to the alley currently proposed.

The next two levels and rooftop of the southern portion of the building will be devoted to parking. The northern portion of the project, separated from the south portion by a "grand stair" providing pedestrian access from Alton to the second floor, will consist of additional retail/service uses, including the relocated Wells Fargo bank branch, as well as the hotel use.

Although the design was approved, the Board continued the discussion of the proposed supergraphics for the building until the Applicant could submit more detailed information.

Supergraphics. As depicted on the submitted plans, the Applicant is proposing to utilize illuminated supergraphics in the project, located in two areas. The supergraphics are proposed to include both static and animated images and feature a wide variety of designs and types. For example, the Applicant contemplates being able to project or display live performances, as is currently done at the New World Symphony of the Arts. The Applicant proposes to operate the supergraphic system at all times.

Supergraphic Locations. The proposed supergraphics are proposed to be located as follows:

1. Grand Staircase. The Applicant proposes to display a supergraphic along the northern wall of the south portion of the building – facing north. This area will be viewable from the east and northeast, along Alton Road and from the Lincoln Road pedestrian area. We believe that this supergraphic will be helpful in increasing pedestrian activity along this portion of Alton Road.
2. Southern Wall. The Applicant also proposes to locate a supergraphic along the southeast portion of the building facing 16th Street. This supergraphic will face the commercial uses to the south and will be viewable from Alton Road. The supergraphic will not be viewable from the residential uses to the west along West Avenue as it will be blocked completely by the building (see attached plans).

Supergraphic Technology. The Applicant proposes to utilize a combination of projectors and LED panels for the supergraphics. Attached are technical specifications for the technology to be applied.

1. LED Panels. The Applicant proposes to locate large scale LED panels on both the southern wall and within the grand staircase area. The Lighthouse Rev9 modular LED system is designed for outdoor applications and is rated to operate successfully in oceanfront areas. The LED panels will be utilized at all times on the southern wall and within the grand staircase area as appropriate (at least during daylight hours).
2. DLP Projectors. Along with the LED panels, the Applicant proposes to utilize a Panasonic DLP projector system for the supergraphic display within the grand staircase area. The DLP system will be utilized when the LED panels are not appropriate, mainly after nightfall as the projector will not display during the day.

Both technologies will allow for the innovative supergraphic display proposed by the Applicant and allow for any necessary adjustments required to ensure no adverse impacts from the operation of the systems once they are installed and operating. As you know, the Applicant has already located the supergraphics in areas of the project not visible from residential uses and has committed to continuing to work with the Department on fine tuning the operation of the displays and projector following installation in case issues arise.

Thomas Mooney, Director
September 7, 2016
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Conclusion. The Applicant is excited to bring this new development to the Lincoln Road area. We look forward to your recommendation on this portion of our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Graham Penn', written over the word 'Graham Penn'.

Graham Penn

cc: Russell Galbut
Marisa Galbut
Jose Gelabert-Navia, AIA
Kricket Snow, AIA
Michael Larkin, Esq.