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 *Modification of the Existing Certificate of Appropriateness under HPB File No.: 7550, issued on October 13, 2015*

SUBJECT PROPERTY ADDRESS: *800 Lincoln Road*

LEGAL DESCRIPTION: *Please see the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A"*

FOLIO NUMBER (S) *02-3234-002-0320*

FILE NO. _____

FILE NO. _____

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

NAME *South Beach TriStar 800, LLC*

ADDRESS *510 Lincoln Road, Miami Beach, Florida 33139*

BUSINESS PHONE *(305) 534-9949* CELL PHONE *N/A*

E-MAIL ADDRESS *c/o: jmansfield@tricap.com*

OWNER IF DIFFERENT THAN APPLICANT:

NAME *Same as above*

ADDRESS *Same as above*

BUSINESS PHONE *Same as above* CELL PHONE *Same as above*

E-MAIL ADDRESS *Same as above*

2. AUTHORIZED REPRESENTATIVE(S):

☑ ATTORNEY:

NAME *Michael Larkin*

ADDRESS *Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131*

BUSINESS PHONE *(305) 374-5300* CELL PHONE

E-MAIL ADDRESS *MLarkin@BRZoningLaw.com*

☑ ATTORNEY:

NAME *Monika Entin*

ADDRESS *Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131*

BUSINESS PHONE *(305) 374-5300* CELL PHONE *(305) 542-3445*

E-MAIL ADDRESS *MEntin@BRZoningLaw.com*

☐ CONTACT:

NAME

ADDRESS

BUSINESS PHONE CELL PHONE

E-MAIL ADDRESS

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINER ☐ CONTRACTOR ☐ OTHER _____

NAME *Carlos & Jacqueline Touzet- Touzet Studio Design & Architecture*

ADDRESS *65 NW 24th St., Ste. 108, Miami FL 33127*

BUSINESS PHONE *(305) 789-2870* CELL PHONE N/A

E-MAIL ADDRESS *carlos@touzetstudio.com*

FILE NO. _____

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

The Applicant is in the process of renovating the Property, pursuant to HPB Order 7550, which was issued on October 13, 2015. During Construction the deteriorating condition of the ceilings have come to light and the Applicant is desirous of demolishing same, and restoring certain portions of said ceiling. Refer to the attached plans and letter of intent for further details.

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

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION ☑ YES ☐ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) *N/A* SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). *N/A* SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) $_____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☑ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: *Jacqueline Mansfield, as a Member of South Beach TriStar 800, LLC*

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

_____
SIGNATURE

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

_____
NOTARY PUBLIC

NOTARY SEAL OR STAMP

_____
PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF New York

COUNTY OF New York

I, *Jacqueline Mansfield*, being duly sworn, depose and certify as follows: (1) I am a *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 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.

_____
Jacqueline Mansfield, as a Member of South Beach TriStar 800, LLC,

Sworn to and subscribed before me this 4th day of October, 2016. The foregoing instrument was acknowledged before me by *Jacqueline Mansfield, as a Member*, of *South Beach TriStar 800, LLC*, who has produced _____ as identification and/or is personally known to me and who did/~~did not~~ take an oath.

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified In Nassau County
My Commission Expires May 31, 2018

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

Martin Lipsky
PRINT NAME

My Commission Expires:: 5/31/18

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF New York

COUNTY OF New York

I, *Jacqueline Mansfield*, being duly sworn, depose and certify as follows: (1) I am a *Member* of 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, PLLC* to be my representative before the *Historic Preservation* Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Jacqueline Mansfield, as a Member of South Beach TriStar 800, LLC,

Sworn to and subscribed before me this 4th day of October, 2016. The foregoing instrument was acknowledged before me by *Jacqueline Mansfield, as a Member*, of *South Beach TriStar 800, 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

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified in Nassau County
My Commission Expires May 31, 2018

NOTARY PUBLIC

Martin Lipsky

PRINT NAME

My Commission Expires 5/31/18

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.*

NOT APPLICABLE
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.*

South Beach TriStar 800, LLC, *510 Lincoln Road, Miami Beach, Florida 33139*

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please refer to Exhibit B attached hereto	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

Not Applicable
TRUST NAME

NAME AND ADDRESS	% OF INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE #
a. *Michael W. Larkin*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)374-5300*
b. *Monika Entin*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6224*
c. *Carlos Touzet*	*65 NW 24th Street, Ste. 108, Miami FL 33127*	*(305) 789-2870*
d. *Jacqueline Touzet*	*65 NW 24th Street, Ste. 108, Miami FL 33127*	*(305) 789-2870*

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 New York

COUNTY OF New York

I, *Jacqueline Mansfield*, being duly sworn, depose and certify as follows: (1) I am a *Member of the* applicant, *South Beach TriStar 800, LLC* ,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.

Jacqueline Mansfield, as a Member of South Beach TriStar 800, LLC,

Sworn to and subscribed before me this 4th day of October, 2016. The foregoing instrument was acknowledged before me by *Jacqueline Mansfield, as a Member*, of *South Beach TriStar 800, 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

MARTIN LIPSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI4622368
Qualified in Nassau County
My Commission Expires May 31, 2018

NOTARY PUBLIC

MARTIN LIPSKY

PRINT NAME

My Commission Expires: 5/31/18

FILE NO. _____

OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 10/3/

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 BEACH, FL 33139 USA
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	2016	2015	2014
Land Value	$26,250,000	$26,250,000	$8,625,000
Building Value	$28,750,000	$16,650,000	$1,875,000
XF Value	$0	$0	$0
Market Value	$55,000,000	$42,900,000	$10,500,000
Assessed Value	$47,190,000	$42,900,000	$9,823,077

Taxable Value Information			
	2016	2015	2
County			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	
School Board			
Exemption Value	$0	$0	$10,500
Taxable Value	$55,000,000	$42,900,000	
City			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	
Regional			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$7,810,000		$676,923
Charitable	Exemption			$9,823,077

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

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

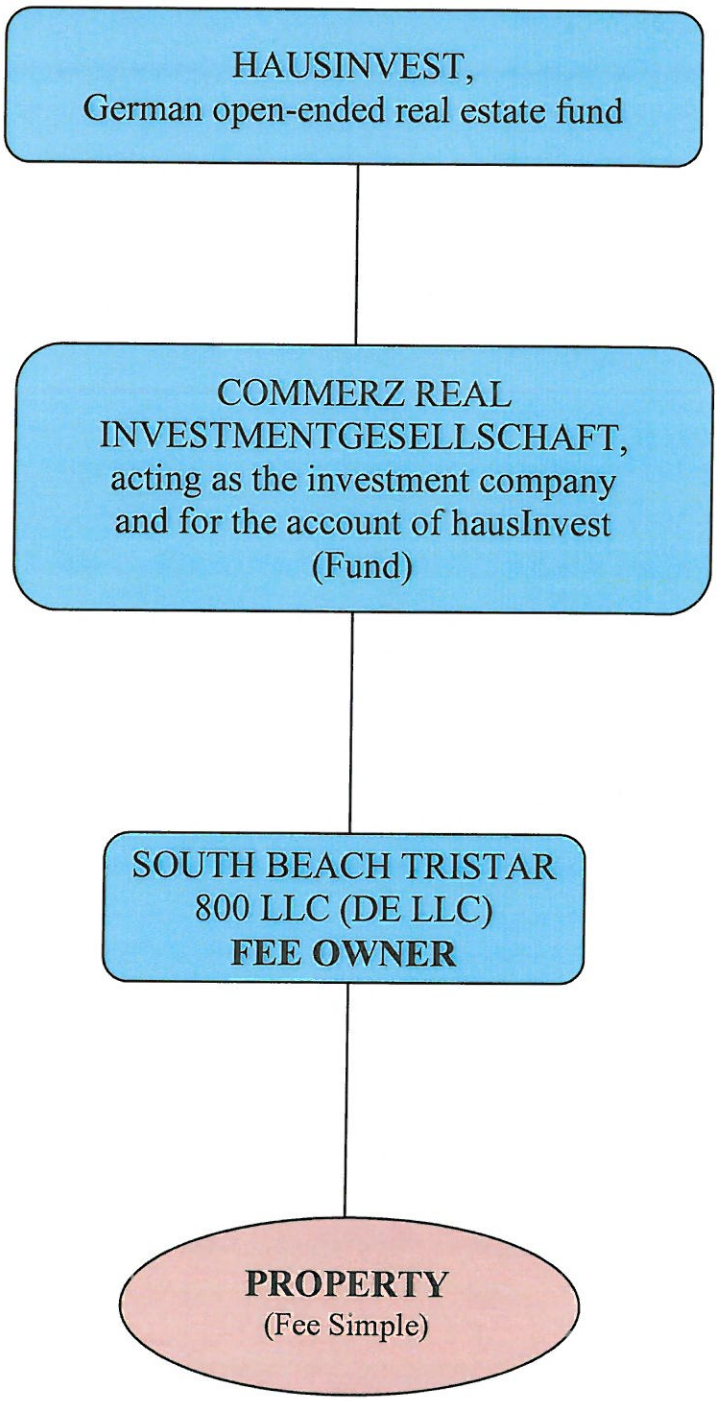
Short Legal Description

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

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 Appra and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Org Chart for the Owner of 800 Lincoln Road, Miami Beach, Florida



www.legalstore.com No. 7113
EXHIBIT
B

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SOUTH FL ART CENTER (PARKING LOT)
IN CARE OF: SOUTH FLORIDA ART CENTER INC
ADDRESS: 924 LINCOLN RD, APT 205
MIAMI BEACH, FL 33139-2602

RECEIPT NUMBER: RL-00000472
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232340020320

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

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

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

Additional Information
This is a legal non-conforming permanent valet and self-park parking lot. South Florida Art Center located at 924 Lincoln Rd oversees the operation of the lot during the daily business hours, and has entered into a Parking Operation Agreement with Sunset Parking Systems, Inc., who will responsible for overseeing the operations of this lot beginning at 6:00 pm and ending at 6:00 am, seven days a week, including legal holidays.

Storage Locations

TRADE ADDRESS: 800 LINCOLN RD

Code	Certificate of Use/Occupation
014504	SELF-PARKING
014505	PARKING LOT - VALET

CERTIFICATE OF USE	800
PREVIOUS BALANCE	$ 0.00
C_U # OF UNITS	1
PARKING VALET LOT	Y
SELF_PARKING	Y

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

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

SOUTH FLORIDA ART CENTER
924 LINCOLN RD, APT 205
MIAMI BEACH, FL 33139-2602

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SOUTH FLORIDA ART CENTER INC
IN CARE OF: JEREMY CHESTLER
ADDRESS: 924 LINCOLN RD, APT 205
MIAMI BEACH, FL 33139-2602

RECEIPT NUMBER: RL-90134492
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232340020320

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

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

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

Additional Information

Storage Locations

TRADE ADDRESS: 800 LINCOLN RD

Code	Certificate of Use/Occupation
008001	GALLERY, ART
012065	MERCHANTS SALES

CERTIFICATE OF USE	400
PREVIOUS BALANCE	$ 0.00
C_U # OF UNITS	4500
Artists FF	Y
Art Gallery FF	Y

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

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

PATRICIA LEDER
924 LINCOLN RD, APT 205
MIAMI BEACH, FL 33139-2602

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND-DELIVERY

October 6, 2016

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

Re: Letter of Intent for the Modification of Certificate of Appropriateness Issued by the Historic Preservation Board on October 13, 2015 for HPB File No.: 7550, to Approve Demolition and Design of the Existing Ceiling for the Property Located at 800 Lincoln Road, Miami Beach, Florida

Dear Tom:

As you know, this law firm represents South Beach Tristar 800, LLC (the owner and "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the revised letter of intent in connection with a request for a Modification of Certificate of Appropriateness issued for the Property under HPB File No.: 7550 on October 13, 2015 for partial demolition and design of 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 story. Currently, the Property houses the Art Center South Florida and it is listed as a contributing building.

To the north of the Property are Dylan's Candy Bar, Solstice Sunglasses, Maya Tapas & Grill, and Aldo, among others. To the east of the Property is BCBG Maxazria. To the west of the Property is the Britto art gallery. To the south of the Property is Lincoln Lane South and a parking lot.

The building's architect, R.L. Weed, originally designed the structure with a simple streamlined façade, curved at the corner to flow with Meridian Avenue. The interior was built on two (2) levels around a large atrium, the first of its kind in the City. The streamlined commercial block was built as the City's first Burdines department store, and was intended to serve as the pedestal for at least five (5) additional floors.

In the 1950's, Burdines vacated the location and, as Lincoln Road lost favor as a shopping center, the original building was subdivided up to create multiple offices. The building later found new life as a facility for the nascent South Florida Arts Center as part of its arts campus on Lincoln Road.

Pursuant to the building card, there has been several modifications made to the original structure. For example, there was a permit issued for the demolition of the interior of the building in 1954. There were also alterations made whereby three (3) east windows were closed and there was more partition work done. In 1967, there was a permit issued for a 12' by 47' mezzanine floor addition for offices and alterations to the existing mezzanine. In 1976 and 1977, there were permits issued for partition walls, an interior wall demolition, interior partitions, interior alterations, and remodeling. In 1988, there was a permit issued for interior remodeling for the arts center. Over the years much of the interior has been lost through renovations.

Previously Approved Development Program. On October 13, 2015 the Applicant obtained a Certificate of Appropriateness from the Historic Preservation Board (HPB) for partial demolition and design, as well as line-of-sight waiver, and rear setback and loading space variances in order to construct an addition to the structure and restore the interior and exterior of the Property.

The Applicant obtained approval to restore the historic structure to a fully operational site. A large part of the restoration focused around the exterior of the space, including the re-integration of an entrance along Meridian Avenue, along with two window openings, as was originally designed. The restoration includes the re-integration of horizontal, steel bands along the lower level and again repeated in a singular band along the second level. Additionally, the aluminum features surrounding the window casing will also be re-incorporated.

The interior of the space is also seeing a large restoration effort, including stairs and railings. Much of the work is focusing on restoring various internal areas, including the existing railings, while at the same time working with the design to bring the railings into compliance with current building codes. In addition, effort is being made to restore the original soffits and black, matrix terrazzo.

In addition to the restoration efforts, the HPB also approved the introduction of a respectful an addition.

Request. Since the HPB approval of on October 13, 2015, the Applicant has been moving diligently to have this Project become a reality. However, during construction efforts, it has become apparent that the condition of the existing ceilings is far too deteriorated, in areas to be restored. As a result, the Applicant is seeking a certificate of appropriateness to demolish the existing ceilings and re-introduce same over the double-height, public space, adjacent to Lincoln Road. In light of ceiling heights, and existing conditions, the Applicant seeks not to re-introduce the ceiling design into the other areas of the space.

As such, the Applicant seeks approval of a certificate of appropriateness demolition and for design of the ceilings for the space.

We do not believe that these requests will interfere with the surrounding properties. As such, if these requests are granted they will not result in substantial detriment to the adjacent properties or the surrounding neighborhood, and will not be materially detrimental to the public welfare. Rather, the renovations of this Property will rehabilitate and redeem an important part of Miami Beach's history.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for Demolition and Design. This project will not have any adverse impact on the surrounding area and will in fact be a visual improvement. 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) 377-6237.

Sincerely,

Monika Entin

cc: Ms. Debbie Tackett
Mr. Jake Seiberling

OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 10/3/

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 BEACH, FL 33139 USA
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	2016	2015	2014
Land Value	$26,250,000	$26,250,000	$8,625,000
Building Value	$28,750,000	$16,650,000	$1,875,000
XF Value	$0	$0	$0
Market Value	$55,000,000	$42,900,000	$10,500,000
Assessed Value	$47,190,000	$42,900,000	$9,823,077

Taxable Value Information			
	2016	2015	2
County			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	
School Board			
Exemption Value	$0	$0	$10,500
Taxable Value	$55,000,000	$42,900,000	
City			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	
Regional			
Exemption Value	$0	$0	$9,823
Taxable Value	$47,190,000	$42,900,000	

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$7,810,000		$676,923
Charitable	Exemption			$9,823,077

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

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

Short Legal Description

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

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 Appra *and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp*

Version:

rio
development
resources

zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

October 3, 2016

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

Re: Property Owners List 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,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **200, including 10 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

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
DAVIDE CANAVESIO	VIA DELLA ROCCA #21	TURIN 10123			ITALY
ENRIQUE BENET GREGG	PRADO SUR 435	MEXICO DF 11000			MEXICO
GIOVANNI DA ROS	CHARLOTTE QUAY D4	DUBLIN			IRELAND
GUIDO CAODAGLIO ROBERTO PIANA BRUNE CIREDERF	CSO GIULIO CESAR 14	TORINO 10152			ITALY
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
PATRICIA INHAIA	RUA DE VISEU G F SHOP L TAPIA	MAN			MACAU
TAHA IBRAHIM ERPULAT	YENI RIVA YOLU ACARKENT MAHALL DAIR 3 BEYKOZ	ISTANBUL			TURKEY
1550 MERIDIAN AVE LLC	PO BOX 4681	FORT LAUDERDALE	FL	33338	USA
1614 MERIDIAN LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1619 MERIDIAN AVE LLC C/O SHULAMIT STOCK	9033 GARLAND AVENUE	SURFSIDE	FL	33154	USA
1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV	1185 AVE OF THE AMERICAS 18TH FLR	NEW YORK	NY	10036-2601	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 BCH	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	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
ALBERTO C MESA & AMALIA M SIMON	1617 JEFFERSON AVE #201	MIAMI BEACH	FL	33139-7622	USA
ALEXANDER M SCHLEMPP	1615 MERIDIAN AVE #402	MIAMI BEACH	FL	33139-2866	USA
ALICIA MAGUA	1605 MERIDIAN AVE 504	MIAMI BEACH	FL	33139-2845	USA
AMERICA NANDWANI &H PREMNATH D	1621 BAY RD #402	MIAMI BEACH	FL	33139-3250	USA
ANDRENCE LLC	100 LINCLON RD 534	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
ANTONY K CHANDLER	7800 SW 57 AVENUE #127	SOUTH MIAMI	FL	33143	USA
ARLET SARKISSIANS ANTONY CHANDLER	7800 SW 57 AVE #127	SOUTH MIAMI	FL	33143	USA
ARMAND LE BEAU & DAVID W SMITH JR	1605 MERIDIAN AVE UNIT 301	MIAMI BEACH	FL	33139-2846	USA
BAMAX CORP	1444 BISCAYNE BLVD # 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	10605 INDIAN TRL	COOPER CITY	FL	33328-5511	USA
BREQUIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
BRIAN P CASEY	1615 MERIDIAN AVE #504	MIAMI BEACH	FL	33139-2855	USA
BULLDOG 69 LLC	230 WEST 41 ST 15TH FLR	NEW YORK	NY	10036	USA
CALLA REAL ESTATE INC	3370 MARY ST	MIAMI	FL	33133	USA
CAMILLA INVESTMENT MIAMI LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARIN KIRBY	1614 JEFFERSON AVE UNIT 7	MIAMI BEACH	FL	33139-7616	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 T REYES	1617 JEFFERSON AVE UNIT 401	MIAMI BEACH	FL	33139-7624	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	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLPJSK LLC	4201 COLLINS AVE 2202	MIAMI BEACH	FL	33140	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
CORRADO RIZZA	1619 JEFFERSON AVE #19	MIAMI BEACH	FL	33139	USA
DANIEL A MAROSI	16880 SW 276 ST	HOMESTEAD	FL	33031	USA
DANIEL J FRANCIS	1615 MERIDIAN AVE #401	MIAMI BEACH	FL	33139-2866	USA
DERK LLC C/O CHRISTIAN SANTUCHO	345 OCEAN DR 1102	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	1614 JEFFERSON AVE #2	MIAMI BEACH	FL	33139	USA
EMILY 108 LLC	580 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
EMKER USA LLC	1680 MICHIGAN AVE SUITE 910	MIAMI BEACH	FL	33139	USA
ERIKA SOBE LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
ERNESTO J MUNOZ LUZ MARINA LONDONO	3419 WALLINGTON AVE N #9	SEATTLE	WA	98103	USA
EUCLID 1610 INC	1610 EUCLID AVE	MIAMI BEACH	FL	33139	USA
EUCLID 206 LLC	1600 EUCLID AVE # 206	MIAMI BEACH	FL	33139	USA
EVELYN MIAMI INC	PO BOX 190026	MIAMI	FL	33139	USA
FAMILY AFFAIRS LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
FAST 1600 INC	1150 KANE CONCOURSE 2ND FL	BAY HARBOR	FL	33154	USA
FEDERICA VAGINARY D EMARESE C/O ELEONORA DEPALMA PA	PO BOX 190026	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
GERMAN SANTARELLI	1616 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
GISELLE VALLE	1605 MERIDIAN AVE #403	MIAMI BEACH	FL	33139	USA
GLADYS M GARCIA LE REM WALDO GARCIA REM ODALYS GARCIA MORA	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
GULPGIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
HOWARD S HAUSER	1614 EUCLID AVE #32	MIAMI BEACH	FL	33139-7783	USA
HOWARD SALWEN SHERYL MARSHALL	130 DUDLEY ROAD	NEWTON	MA	02459	USA
INTRE I INC	3370 MARY ST	MIAMI	FL	33133	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

JAIME TORRES JTRS CARMEN TORRES JTRS	1617 JEFFERSON AVE #303	MIAMI BEACH	FL	33139	USA
JANET L SCHIFF TRUSTEE JANET SCHIFF REV TRUST	1612 JEFFERSON AVE #302	MIAMI BEACH	FL	33139-7614	USA
JEAN MARC BELLAICHE	1617 JEFFERSON AVE #203	MIAMI BEACH	FL	33139	USA
JOAO BOSCO CABRAL CO CJ LAW MARIA EMILIA MALDAUN CABRAL	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 M ESTRELLA	532 83 ST #3-R	BROOKLYN	NY	11209	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
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
JULIA C ALBA & CARMEN T REYES	1617 JEFFERSON AVE #402	MIAMI BEACH	FL	33139-7624	USA
JULIO FREYRE EST OF	1612 JEFFERSON AVE APT 303	MIAMI BEACH	FL	33139-7614	USA
KAMILA CARDENAS	1605 MERIDIAN AVE UNIT 402	MIAMI BEACH	FL	33139	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	1612 JEFFERSON AVE UNIT 203	MIAMI BEACH	FL	33139-7612	USA
KINJO REAL ESATE LLC	3370 MARY ST	MIAMI	FL	33133	USA
LAUDERDALE INVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAURA CRESTO	1691 MICHIGAN AVE STE 320	MIAMI BEACH	FL	33139-2561	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
LEE JOHNSON &W ALLISA	127 WEST FAIRBANKS AVE #104	WINTER PARK	FL	32789	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
LUCA VALVO	1619 JEFFERSON AVE #13	MIAMI BEACH	FL	33139	USA
LYNNE MILNES & YOLANDA ATTIANESE	1615 MERIDIAN AVE UNIT 501	MIAMI BEACH	FL	33139-2855	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
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
MARK B CARBON	1737 MILAN STREET	NEW ORLEANS	LA	70115	USA
MARK DAVIS AIMEE MOLINA DAVIS	10925 SW 84 CT	MIAMI	FL	33156	USA
MARK R TAYLOR	1616 EUCLID AVE #2	MIAMI BEACH	FL	33139-7750	USA
MARTIN F MUELLER	1614 EUCLID AVE #33	MIAMI BEACH	FL	33139-7783	USA
MARVIAL LLC	8301 NW 197 ST	MIAMI	FL	33015	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 JR	1614 JEFFERSON AVE #5	MIAMI BEACH	FL	33139-7616	USA
MILLA USA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MONICA LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
MONICA LLC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
MS CONSTRUZIONI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
NICOLA MONTECCHI FRANCESCO MANGANI	848 BRICKELL AVE STE 745	MIAMI	FL	33131	USA
NORBERTO EZQUERRA &W ALINE M	1614 EUCLID AVE #23	MIAMI BEACH	FL	33139-7782	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
NOUM NOUM LLC	2901 SOUTH BAYSHORE DR 8E	MIAMI	FL	33133	USA
OMAR PONS	1616 EUCLID AVE #11	MIAMI BEACH	FL	33139-7751	USA
ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS RAUL M ROMAN JTRS	1605 MERIDIAN AVENUE #401	MIAM BEACH	FL	33140	USA
OROVILLE INC	8301 NW 197 ST	MIAMI	FL	33015	USA
PAOLO STEFANINI	1250 SOUTH MIAMI AVE #2115	MIAMI	FL	33130	USA
PATRICE REGNIER C/O MIAMI REALTY GROUP NATHALIE REGNIER	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
PATRICK CALVARESE	1617 JEFFERSON AVE #501	MIAMI BEACH	FL	33139-7624	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 ARTHUR GODFREY RD #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 (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLD	801 ARTHUR GODFREY RD STE 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
PREMNATH D NANDWANI &W AMERICA	1621 BAY RD #42	MIAMI BEACH	FL	33139-3250	USA
PRESENT LIGHT HOLDINGS LLC	7411 CARLYLE AVE #2	MIAMI BEACH	FL	33141-2628	USA
PRIMESTAR FUND I TRS INC	PO BOX 447	ODESSA	FL	33556	USA
PROKOPIOS PANAGAKOS	1750 SW 2 AVE	BOCA RATON	FL	33432	USA
RAJOO K 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 &W ANDREA SANDERS	1612 JEFFERSON AVE #401	MIAMI BEACH	FL	33139-7613	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
SILVINA BELMONTE	1619 JEFFERSON AVENUE #24	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST #206	MIAMI BEACH	FL	33139	USA

SONIA BARROS	4011 N MERIDIAN AVE 32	MIAMI BEACH	FL	33140	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
TEODORA LLC	820 15 ST	MIAMI BEACH	FL	33139	USA
THALLY INC	1619 JEFFERSON AVE 11	MIAMI BEACH	FL	33139-7602	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS I GARDNER (TR)	PO BOX 375	HOBE SOUND	FL	33475	USA
TRACY C MORRIS	1619 JEFFERSON AVE APT 26	MIAMI BEACH	FL	33139	USA
TYMOR BRIK	1619 JEFFERSON AVE 5	MIAMI BEACH	FL	33139	USA
VICTOR A GONZALEZ	1606 JEFFERSON AVE #14	MIAMI BEACH	FL	33139	USA
VINCENZO SANTAGELO	1616 EUCLID AVE UNIT 4	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
WILLIAM JACOB MILLER TRS THE WILLIAM JACOB M REV TRUST	982 NE 90 ST	MIAMI	FL	33138	USA
ZEV LUMELSKI	449 CAPISTRANO DR	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

DAVIDE CANAVESIO
VIA DELLA ROCCA #21
TURIN 10123
ITALY

ENRIQUE BENET GREGG
PRADO SUR 435
MEXICO DF 11000
MEXICO

GIOVANNI DA ROS
CHARLOTTE QUAY D4
DUBLIN
IRELAND

GUIDO CAODAGLIO ROBERTO PIANA BRUNE
CIREDERF
CSO GIULIO CESAR 14
TORINO 10152
ITALY

LUCA GUARDA NARDINI
VIA BELZONI 70
PADOVA 35121
ITALY

PATRICIA INHAIA
RUA DE VISEU G F SHOP L TAPIA
MAN
MACAU

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

1550 MERIDIAN AVE LLC
PO BOX 4681
FORT LAUDERDALE, FL 33338

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

1619 MERIDIAN AVE LLC C/O SHULAMIT STOCK
9033 GARLAND AVENUE
SURFSIDE, FL 33154

1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV
1185 AVE OF THE AMERICAS 18TH FLR
NEW YORK, NY 10036-2601

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 BCH, 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
590 MADISON AVE 21 FL
NEW YORK, NY 10022

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

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

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

ALICIA MAGUA
1605 MERIDIAN AVE 504
MIAMI BEACH, FL 33139-2845

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

ANDRENCE LLC
100 LINCLON RD 534
MIAMI BEACH, FL 33139

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

ANTHONY PURRINOS
128 CLINTON AVE
HILLSDALE, NJ 07642

ANTONY K CHANDLER
7800 SW 57 AVENUE #127
SOUTH MIAMI, FL 33143

ARLET SARKISSIANS ANTONY CHANDLER
7800 SW 57 AVE #127
SOUTH MIAMI, FL 33143

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

BAMAX CORP
1444 BISCAYNE BLVD # 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
10605 INDIAN TRL
COOPER CITY, FL 33328-5511

BREQUIN INC
8301 NW 197 ST
MIAMI, FL 33015

BRIAN P CASEY
1615 MERIDIAN AVE #504
MIAMI BEACH, FL 33139-2855

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

CALLA REAL ESTATE INC
3370 MARY ST
MIAMI, FL 33133

CAMILLA INVESTMENT MIAMI LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARIN KIRBY
1614 JEFFERSON AVE UNIT 7
MIAMI BEACH, FL 33139-7616

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 T REYES
1617 JEFFERSON AVE UNIT 401
MIAMI BEACH, FL 33139-7624

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
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLPJSK LLC
4201 COLLINS AVE 2202
MIAMI BEACH, FL 33140

COMCO LLC
1261 20 ST
MIAMI BEACH, FL 33139

CORRADO RIZZA
1619 JEFFERSON AVE #19
MIAMI BEACH, FL 33139

DANIEL A MAROSI
16880 SW 276 ST
HOMESTEAD, FL 33031

DANIEL J FRANCIS
1615 MERIDIAN AVE #401
MIAMI BEACH, FL 33139-2866

DERK LLC C/O CHRISTIAN SANTUCHO
345 OCEAN DR 1102
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
1614 JEFFERSON AVE #2
MIAMI BEACH, FL 33139

EMILY 108 LLC
580 NORTH SHORE DR
MIAMI BEACH, FL 33141

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

ERIKA SOBE LLC
8301 NW 197 ST
MIAMI, FL 33015

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

EUCLID 1610 INC
1610 EUCLID AVE
MIAMI BEACH, FL 33139

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

EVELYN MIAMI INC
PO BOX 190026
MIAMI, FL 33139

FAMILY AFFAIRS LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

FAST 1600 INC
1150 KANE CONCOURSE 2ND FL
BAY HARBOR, FL 33154

FEDERICA VAGINARY D EMARESE C/O
ELEONORA DEPALMA PA
PO BOX 190026
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

GERMAN SANTARELLI
1616 EUCLID AVE #7
MIAMI BEACH, FL 33139

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

GLADYS M GARCIA LE REM WALDO GARCIA
REM ODALYS GARCIA MORA
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

GULPGIN INC
8301 NW 197 ST
MIAMI, FL 33015

HOWARD S HAUSER
1614 EUCLID AVE #32
MIAMI BEACH, FL 33139-7783

HOWARD SALWEN SHERYL MARSHALL
130 DUDLEY ROAD
NEWTON, MA 02459

INTRE I INC
3370 MARY ST
MIAMI, FL 33133

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

JAIME TORRES JTRS CARMEN TORRES
JTRS
1617 JEFFERSON AVE #303
MIAMI BEACH, FL 33139

JANET L SCHIFF TRUSTEE JANET SCHIFF
REV TRUST
1612 JEFFERSON AVE #302
MIAMI BEACH, FL 33139-7614

JEAN MARC BELLAICHE
1617 JEFFERSON AVE #203
MIAMI BEACH, FL 33139

JOAO BOSCO CABRAL CO CJ LAW MARIA
EMILIA MALDAUN CABRAL
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 M ESTRELLA
532 83 ST #3-R
BROOKLYN, NY 11209

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

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

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

JULIA C ALBA & CARMEN T REYES
1617 JEFFERSON AVE #402
MIAMI BEACH, FL 33139-7624

JULIO FREYRE EST OF
1612 JEFFERSON AVE APT 303
MIAMI BEACH, FL 33139-7614

KAMILA CARDENAS
1605 MERIDIAN AVE UNIT 402
MIAMI BEACH, FL 33139

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
1612 JEFFERSON AVE UNIT 203
MIAMI BEACH, FL 33139-7612

KINJO REAL ESATE LLC
3370 MARY ST
MIAMI, FL 33133

LAUDERDALE INVESTMENTS LLC
8301 NW 197 ST
MIAMI, FL 33015

LAURA CRESTO
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

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

LEE JOHNSON &W ALLISA
127 WEST FAIRBANKS AVE #104
WINTER PARK, FL 32789

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

LUCA VALVO
1619 JEFFERSON AVE #13
MIAMI BEACH, FL 33139

LYNNE MILNES & YOLANDA ATTIANESE
1615 MERIDIAN AVE UNIT 501
MIAMI BEACH, FL 33139-2855

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

MALIK ABUGHAZALEH
138 Essex St Apt 2
Jersey City, NJ 07302-6319

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

MARK B CARBON
1737 MILAN STREET
NEW ORLEANS, LA 70115

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

MARK R TAYLOR
1616 EUCLID AVE #2
MIAMI BEACH, FL 33139-7750

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

MARVIAL LLC
8301 NW 197 ST
MIAMI, FL 33015

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 JR
1614 JEFFERSON AVE #5
MIAMI BEACH, FL 33139-7616

MILLA USA INC
8301 NW 197 ST
MIAMI, FL 33015

MONICA LLC
PO BOX 191095
MIAMI BEACH, FL 33119

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

MS CONSTRUZIONI INC
8301 NW 197 ST
MIAMI, FL 33015

NICOLA MONTECCHI FRANCESCO MANGANI
848 BRICKELL AVE STE 745
MIAMI, FL 33131

NORBERTO EZQUERRA &W ALINE M
1614 EUCLID AVE #23
MIAMI BEACH, FL 33139-7782

NORMA 1922 CORP
3370 MARY STREET
MIAMI, FL 33133

NOUM NOUM LLC
2901 SOUTH BAYSHORE DR 8E
MIAMI, FL 33133

OMAR PONS
1616 EUCLID AVE #11
MIAMI BEACH, FL 33139-7751

ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS
RAUL M ROMAN JTRS
1605 MERIDIAN AVENUE #401
MIAM BEACH, FL 33140

OROVILLE INC
8301 NW 197 ST
MIAMI, FL 33015

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

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

PATRICK CALVARESE
1617 JEFFERSON AVE #501
MIAMI BEACH, FL 33139-7624

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 ARTHUR GODFREY RD #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 (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLDER)
801 ARTHUR GODFREY RD STE 600
MIAMI BEACH, FL 33140

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

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

PRESENT LIGHT HOLDINGS LLC
7411 CARLYLE AVE #2
MIAMI BEACH, FL 33141-2628

PRIMESTAR FUND I TRS INC
PO BOX 447
ODESSA, FL 33556

PROKOPIOS PANAGAKOS
1750 SW 2 AVE
BOCA RATON, FL 33432

RAJOO K 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 &W ANDREA SANDERS
1612 JEFFERSON AVE #401
MIAMI BEACH, FL 33139-7613

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

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

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

SONIA BARROS
4011 N MERIDIAN AVE 32
MIAMI BEACH, FL 33140

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

TEODORA LLC
820 15 ST
MIAMI BEACH, FL 33139

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

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

THOMAS I GARDNER (TR)
PO BOX 375
HOBE SOUND, FL 33475

TRACY C MORRIS
1619 JEFFERSON AVE APT 26
MIAMI BEACH, FL 33139

TYMOR BRIK
1619 JEFFERSON AVE 5
MIAMI BEACH, FL 33139

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

VINCENZO SANTAGELO
1616 EUCLID AVE UNIT 4
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

WILLIAM JACOB MILLER TRS THE WILLIAM JACOB M REV TRUST
982 NE 90 ST
MIAMI, FL 33138

ZEV LUMELSKI
449 CAPISTRANO DR
PALM BEACH GARDENS, FL 33410-4301

CFN: 20150662002 BOOK 29816 PAGE 1808
DATE:10/15/2015 01:48:23 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: October 13, 2015

FILE NO: 7550

PROPERTY: 800 Lincoln Road

APPLICANT: South Beach TriStar 800 LLC.

LEGAL: Lots 7 and 8, Block 49 of Lincoln Subdivision, according to the plat thereof recorded in Plat Book 9, Page 69 of the public records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 'Contributing' structure on the site and the construction of a new 1-story rooftop addition and new 3-story ground level addition, including variances to reduce the required rear pedestal setback and to not provide the minimum required parking for off-street loading spaces.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Flamingo Park Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.

3. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

   a. The existing structure on site shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   b. The existing original curved glass storefront window located on the northeast corner of the building shall be retained and protected. The non-original, flat panel glass windows to either side of the corner shall be removed and replaced with curved glass, in accordance with historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   c. The finish materials for the new expanded mezzanine area shall be consistent with the physical material samples submitted by the applicant at the October 13, 2015 meeting.

   d. The final design and details of the proposed mezzanine, including railing materials and finishes shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   e. The structural column supporting the rooftop canopy shall be finished with a brushed aluminum cladding, shall be consistent with the physical material samples submitted by the applicant at the October 13, 2015 meeting.

   f. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   g. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The frames shall be a clear anodized

aluminum or a light grey or silver powder coated finish. The glass shall not be colored and any tinting shall be the minimum required by Energy Codes.

h. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Exterior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.

i. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Signage shall consist of reverse channel, back-lit letters, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

j. An historic analysis of the site, inclusive of a photographic and written description of the history and evolution of the site, shall be submitted, prior to the issuance of a Certificate of Occupancy in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; said historic analysis shall be displayed prominently in a location to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

k. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.

l. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

m. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

   a. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.

b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce all minimum required rear setback of 5'-0" in order to construct up to the property line facing South Lincoln Lane.

2. A variance from the requirement to provide three (3) off-street loading spaces for a building with an aggregate area more than 20,000 s.f. and less than 40,000 s.f.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. At a minimum, a three (3) foot wide public sidewalk along the entire rear of the property shall be provided. The applicant shall enter into and record a public easement, approved by the City Attorney, which runs with the land, for the use and maintenance of the sidewalk in perpetuity.

2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

III. General Terms and Conditions applying to both 'I. *Certificate of Appropriateness'* and 'II. *Variances'* noted above.

A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

B. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.

D. The Historic Preservation Board shall maintain jurisdiction of this file. Within ninety (90) days after obtaining the Occupational License for at least 50% of the tenants, the owner shall make a progress report to the Board including a traffic study showing delivery schedules and details of the loading operation for the entire building. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the delivery schedule, trash pickups, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

E. This approval is granted to South Beach TriStar 800 LLC. only. Any change of operator, or ownership by fifty (50) percent or more of stock ownership, partnership interest, or the equivalent, shall require review and approval by the Board as a modification to this Order and a new a traffic study showing delivery schedules and details of the loading operation for the entire building shall be presented if the retail operation is increased. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the conditions of approval at the time of a progress report in a non-substantive manner, to impose

additional conditions to address problems and to determine the timing and need for future progress reports

F. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "800 Lincoln Road" as prepared by Touzet Studio, dated July 23, 2015, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the

conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 14th day of October, 2015.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of October 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

STEVEN GREENE
MY COMMISSION EXPIRES JUL 26, 2017
#FF039617
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07-26-2017

Approved As To Form:
City Attorney's Office: (10/14/2015)

Filed with the Clerk of the Historic Preservation Board on (10.14.15

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MIAMIBEACH

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

Address: 800 Lincoln Rd
File Number:

Date: 9/30/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE	Required	Provided
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	X
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	X
3	Copies of all current or previously active Business Tax Receipts		
4	Letter of Intent with details of application request, hardship, etc.	X	X
5	Application Fee	X	X
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	X
7	~~School Concurrency Application, for projects with a net increase in residential units (no SFH)~~		–
8	~~Provide four (4), 11"X17" collated sets, two (1) of which are signed & sealed, to include the following:~~	X	–
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	X
10	All Applicable Zoning Information (see Zoning Data requirements)	X	X
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	*
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	X
13	~~Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)~~		–
14	~~Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)~~	X	–
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	*
15a	~~Indicate any backflow preventer and FPL vault if applicable~~	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	*
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		X
18	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)	X	*
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions) Previously Approved vs. modified		*
20	Demolition Plans (Floor Plans & Elevations with dimensions) Previous Approved vs. Modified		X
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks "	X	X
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) Previously Approved – No changes	X	X
23	Proposed Section Drawings	X	X
24	~~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.~~	X	–
25	~~Landscape Plan, i.e. paving materials, patterns etc.~~	X	–
26	Color Renderings (elevations and three dimensional perspective drawings)	X	X

Indicate N/A If Not Applicable

* PROVIDED IN PREVIOUSLY APPROVED HPB SUBMITTAL DATED 10-13-15

Initials

MIAMIBEACH

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)	X	X
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	*
31	Line of Sight studies		*
32	Structural Analysis of ~~existing building including methodology for shoring and bracing~~ ceiling areas		X
33	Proposed exterior and interior lighting plan, including photometric calculations		*
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	*
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	**Site Plan (Identify streets and alleys)**		
a	Identify: setbacks _____Height_____Drive aisle widths_____Streets and sidewalks widths_____		
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____		
c	# of bicycle parking spaces_____		
d	Interior and loading area location & dimensions_____		
e	Street level trash room location and dimensions_____		
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____		
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____		
45	**Floor Plan (dimensioned)**		
a	Total floor area		
a	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____		
b	Occupancy load indoors and outdoors per venue_____ Total when applicable_____		

Indicate N/A If Not Applicable

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46	**In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:**		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	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		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" bound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	X
54	14 collated copies of all the above documents	X	X
55	One (1) CD/DVD with electronic copy of entire final application package	X	X

NOTES:

A. Other information/documentation required for first submittal will be identified during pre-application meeting.

B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD

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, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date 10/20/10

Indicate N/A If Not Applicable

Initials: