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 Paragraphs 14 and 15 of the Conditional Use Permit issued on July 28, 2009 for Planning Board File No.: 1929 attached hereto as Exhibit A*

SUBJECT PROPERTY ADDRESS: *1601 Drexel Avenue, Miami Beach, FL*

LEGAL DESCRIPTION: *Please refer to the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit B*

FOLIO NUMBER (S) *02-3234-006-0040*

FILE NO. _____

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

NAME *420 Lincoln Road Development, LLC*

ADDRESS *420 Lincoln Road, Miami Beach, Florida 33139*

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS *c/o: gboyer101@gmail.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 W. 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*

☑ ATTORNEY:

NAME *Maritza Haro*

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

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

E-MAIL ADDRESS *MHaro@BRZoningLaw.com*

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

❑ ARCHITECT ❑ LANDSCAPE ARCHITECT ❑ ENGINER ❑ CONTRACTOR ❑ OTHER _____

NAME *Sebastian Velez, Urban Robots Associates*

ADDRESS *420 Lincoln Road, Suite 600, Miami Beach, FL 33139*

BUSINESS PHONE *(786) 246-4857* CELL PHONE _____

E-MAIL ADDRESS *sebastian@urbanrobot.net*

FILE NO. _____

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

The Applicant is desirous of modifying paragraphs 14 and 15 of the Conditional Use Permit issued on July 28, 2009 to PB File No.: 1929 restricting the amount of seating for the property and prohibiting entertainment uses. Since construction, the Property has remained vacant and the Applicant has the opportunity introduce a tenant to the neighborhood, which would provide a culinary and cultural experience. However, this tenant would take over the entire ground floor of the property, allowing for greater than 150 seats and would provide some entertainment as part of the cultural experience. Refer to the attached 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: *Paul Cejas as President of 420 Lincoln Road Development, 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 Florida

COUNTY OF Miami Dade

I, *Paul Cejas*, being duly sworn, depose and certify as follows: (1) I am the *President* (print title) of *420 Lincoln Road Development, 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.

Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 13th day of Nov., 2016. The foregoing instrument was acknowledged before me by *Paul Cejas as the President of 420 Lincoln Road Development, LLC*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.
Personally Known.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

Idania Salgueiro
PRINT NAME

My Commission Expires::

NOTARY PUBLIC STATE OF FLORIDA
IDANIA SALGUEIRO
MY COMMISSION # FF 940078
EXPIRES: March 26, 2020
Bonded Thru Budget Notary Services

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, *Paul Cejas*, being duly sworn, depose and certify as follows: (1) I am the *President* of the owner 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.

Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 13th day of Nov., 2016. The foregoing instrument was acknowledged before me by *Paul Cejas as the President of 420 Lincoln Road Development, LLC*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Personally Known:

NOTARY PUBLIC

NOTARY SEAL OR STAMP

Idania Salgueiro

PRINT NAME

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA
IDANIA SALGUEIRO
MY COMMISSION # FF 940078
EXPIRES: March 26, 2020
Bonded Thru Budget Notary Services

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH

DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

420 Lincoln Road Development, LLC – 420 Lincoln Road, Suite 330, Miami Beach, Florida 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Paul L. Cejas, President	*100%*
420 Lincoln Road, Suite 330	
Miami Beach, Florida 33139	

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.*

_____

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 Larkin*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6224*
b. *Monika Entin*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6224*
c. *Maritza Haro*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6224*
c. *Sebastian Velez*	*420 Lincoln Road, Suite 600, Miami Beach, FL 33139*	*(786) 246-4857*

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

***Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.**

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, *Paul Cejas*, being duly sworn, depose and certify as follows: (1) I am the *President of the* applicant, *420 Lincoln Road Development, 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.

Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 13th day of Nov., 2016. The foregoing instrument was acknowledged before me by *Paul Cejas as the President of 420 Lincoln Road Development, LLC*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Personally Known.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

Idania Salgueiro

PRINT NAME

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
IDANIA SALGUEIRO
MY COMMISSION # FF 940078
EXPIRES: March 26, 2020
Bonded Thru Budget Notary Services

FILE NO. _____

EXHIBIT A

CFN 2009R0672311
OR Bk 27015 Pgs 2674 - 2678; (5pgs)
RECORDED 09/17/2009 10:11:22
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1619 Drexel Avenue
Lincoln East Parking Garage

FILE NO. 1929

IN RE: The application by 420 Lincoln Road Development, LLC requesting Conditional Use approval to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet.

LEGAL DESCRIPTION: Lots 6, 7, 8, 9, and 10, Block 53, Pine Ridge Subdivision Plat Book 6, Page 34 of the Public Records of Miami-Dade County Florida

MEETING DATE: July 28, 2009

CONDITIONAL USE PERMIT

The applicant, 420 Lincoln Road Development, LLC, filed an application with the Planning Director for a Conditional Use Permit to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-3, Commercial High Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact and the staff report and analysis, which are adopted herein, including the recommendations, that the Conditional Use Permit be modified as requested, upon the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. 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 Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

2. This Conditional Use Permit is issued to 420 Lincoln Road Development, Inc. as owner of the property. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

3. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.

4. This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 54 parking spaces to fulfill the required parking for the retail space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 8. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.

5. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.

6. Entry to and exit from the parking garage shall be on 16th Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.

7. 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.

8. A sight distance review in relation to the proposed wall to be located on the east side of the 16th Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.

9. A "Do Not Block Sidewalk" sign shall be posted at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screeching and

unnecessary horn-honking shall be posted at the garage entrance. All such signage shall be subject to staff review and approval.

10. The applicant shall explore with the Public Works Department the feasibility of creating a dedicated right-hand turn lane at the N.E. corner of 16th Street and Drexel Avenue.

11. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.

12. Storage of vehicles by valet operators for off-site facilities shall be permitted.

13. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.

14. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to150 seats.

15. "Entertainment," as defined in the City Code, shall not be permitted on the premises.

16. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 8 shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.

17. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.

18. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between 9:00 a.m. and 6:00 p.m.

19. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.

20. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.

21. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.

22. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), or other successor or substitute transportation mitigation program adopted by the City for this purpose, as determined by City staff, including payment of a mobility fee, if deemed necessary, by paying its fair share cost, as may be determined by the Concurrency Management Division.

23. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

24. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.

25. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.

26. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

27. This 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.

28. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit

29. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 8 day of September, 2009

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8 day of September, 2009, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Randy Cesar
Notary:
Print Name: Randy Cesar
Notary Public, State of Florida
My Commission Expires:
Commission Number:

[NOTARIAL SEAL OR STAMP]
Notary Public State of Florida
Randy Cesar
My Commission DD517341
Expires 02/13/2010

Approved As To Form:
Legal Department (9-3-09)

F:\PLAN\$PLB\2009\7-28-09\1929 - 1619 Drexel Ave\1929 - CUP.doc

OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT B

Generated On : 11/10/2016

Property Information	
Folio:	02-3234-006-0040
Property Address:	1601 DREXEL AVE Miami Beach, FL 33139-7734
Owner	420 LINCOLN RD DEVELOPMENT LLC
Mailing Address	420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	163,836 Sq.Ft
Living Area	163,836 Sq.Ft
Adjusted Area	163,767 Sq.Ft
Lot Size	45,360 Sq.Ft
Year Built	2012

Assessment Information			
Year	2016	2015	2014
Land Value	$18,144,000	$12,500,000	$10,840,000
Building Value	$100,000	$4,192,000	$3,292,000
XF Value	$0	$0	$0
Market Value	$18,244,000	$16,692,000	$14,132,000
Assessed Value	$17,099,720	$15,545,200	$14,132,000

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$17,099,720	$15,545,200	$14,132,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$18,244,000	$16,692,000	$14,132,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$17,099,720	$15,545,200	$14,132,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$17,099,720	$15,545,200	$14,132,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$1,144,280	$1,146,800	

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
02/01/2008	$0	26225-3774	Sales which are disqualified as a result of examination of the deed
10/01/1998	$2,250,000	18320-1087	Other disqualified

Short Legal Description

PINE RIDGE SUB PB 6-34
LOT 5 LESS N20FT & ALL OF LOTS 6
THRU 10 BLK 53
LOT SIZE 45360 SQ FT

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ON-LINE FILING

November 16, 2016

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

Re: Letter of Intent for to Modify Paragraphs 14 and 15 of the Conditional Use Permit issued on July 28, 2009 for Planning Board File No.: 1929 In Order to Allow a Neighborhood Impact Establishment, an Entertainment Establishment and Outdoor Entertainment Establishment for the Property Located at 1601 Drexel Avenue, Miami Beach, Florida 33139

Dear Tom:

As you know, this law firm represents 420 Lincoln Road Development, LLC (the "Applicant") with respect to modifying the modifying paragraphs 14 and 15 of the Conditional Use Permit ("CUP") issued on July 28, 2009 for Planning Board File No.: 1929 restricting the amount of seating for the property located at 101 Drexel Avenue ("Property") and prohibiting entertainment uses. The Applicant seeks to introduce a tenant, Time Out Market ("TOM"), to the neighborhood, which would provide a culinary and cultural experience. However, this tenant would take over the entire ground floor of the property, allowing for greater than 150 seats and would provide some entertainment as part of the cultural experience.

Description of the Property.

The Property is located in a commercial area zoned CD-3, Commercial High Intensity District, at the northeast corner of Drexel Avenue and 16th Street. It is 20,400 square feet with a structure that is approximately 163,836 and is identified by the Miami-Dade County Property Appraiser by Folio Number: 02-3234-006-0040. The Property is also located within the Flamingo park Local Historic District.

The Property is located in an established commercial corridor of the City. It is within one City block from Lincoln Road, which houses numerous restaurants, shops and art galleries, amongst other uses.

Description of the Development Program. The Applicant is seeking to modify the existing CUP in order to allow a proposed tenant to take over the entire ground floor space of the parking garage. Due to the size of the space, the occupancy would exceed the amount previously approved as part of the CUP: 150 persons. The proposed tenants have been successful, internationally, with more than the traditional restaurant concept. This proposal creates a cultural experience for the neighborhood, area artists, and culinary experts. The Applicant and tenant are excited about expanding this concept into the United States and want to make Miami Beach their grand entrance.

The concept of TOM is simple: provide the "best of each city under one roof."

Time Out is the leading, worldwide, guide to art and entertainment, food and drink, film, travel and more. Time Out Market takes that concept one step further by incorporating it into a unique food, shopping and cultural experience. It brings together the best area chefs and restaurants into one inspiring, convenient and genuine food experience, all under one roof. Area chefs have an opportunity to launch new concepts as a part of a larger community.

The Market creates various cooking areas, which local chefs or restaurants can lease to exhibit their specialties. Patrons share communal tables and are served their meals on non-disposable tableware and silverware.

In addition to the culinary experience, patrons are also treated to a cultural platform for local artists. This platforms features local art, master chef classes and/or demonstrations, DJs, and readings. It serves as a creative artist forum. Patrons are able to become a part of the experience through participation in master cooking classes and local art.

In light of the size of the space, the Applicant is requesting to exceed the previously approved occupancy in the CUP and apply for a CUP to approve a neighborhood impact establishment ("NIE"). In addition to varying culinary experiences, the tenants also provide a venue for local DJs and musical talent to

showcase their abilities. Although this will not be a dance or entertainment establishment, Section 142-1361 of the Code requires an approval as an entertainment establishment. Similarly, since certain portions of the window facades will become operational music will escape to the outdoor areas. Therefore, the Applicant will also be required to request a CUP of an outdoor entertainment establishment. The tenants are serious about providing a cultural experience for the neighborhood without any negative impacts to the residents. Therefore, they are proposing to restrict the hours of operations as follows:

Indoor Restaurant Operating Hours
Sundays - Wednesdays | 7:30 AM – 1:00 AM
Thursdays – Saturdays | 7:30 AM – 2:00 AM

Outdoor Restaurant Operating Hours
Sundays - Wednesdays | 7:30 AM – 11:00 PM
Thursdays – Saturdays | 7:30 AM – 12:00 AM

Operational Windows to Close
Sundays - Thursdays | 7:30 AM – 10:00 PM
Fridays – Saturdays | 7:30 AM – 11:00 PM

This proposal will be an experience for the senses and a way to get to know your community.

This project will be a great addition to the neighborhood and complies with the requirements set forth in the City's Code.

Satisfaction of Conditional Use Permit Review Criteria. The Applicant's request satisfies the two different sets of review guidelines for a Neighborhood Impact Establishment (NIE) as follows:

Conditional Use Standards in Section 118-192(a) of the Code of the City of Miami Beach (the "Code").

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

CONSISTENT – Restaurants, entertainment and outdoor entertainment establishments are consistent with the comprehensive plan and the CD-3 zoning district permits neighborhood impact establishments through the conditional use process.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

CONSISTENT – The proposed restaurant will not result in an impact that will exceed the threshold levels of service for this commercial corridor. The Applicant previously retained the services of Traf Tech Engineering to prepare a traffic study. A copy of same will be provided under separate cover.

(3) Structures and uses associated with the request are consistent with these land development regulations.

CONSISTENT – The existing structure and proposed restaurant are consistent with the commercial corridor and the City's land development regulations (LDRs).

(4) The public health, safety, morals, and general welfare will not be adversely affected.

CONSISTENT – The Applicant is reputable property owner who has always worked to provide the neighborhood with the best uses. Similarly, the proposed tenants have been successful with this concept in other countries. They understand how to operate a successful neighborhood establishment. This commercial corridor has numerous businesses, but lacks in a cultural, community experience, all under one roof. The intended use for the space is appropriate for this commercial corridor of Miami Beach.

(5) Adequate off-street parking facilities will be provided.

CONSISTENT – The property is located in the Lincoln Road corridor, which is the heart of Miami Beach. It is also located on the ground floor of a parking

garage. There is ample parking within the facility to satisfy the needs of the operator. The Applicant and tenant also anticipate that many patrons will walk to the establishment or ride their bikes.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

CONSISTENT – The tenant is taking every measure to ensure that all the necessary safeguard are places to protect neighboring properties. From a sound perspective, the tenant has retained the Audio Bug, who has prepared a sound study, which is being provided under separate cover. The tenants have worked with their sound consultant to ensure that any sound spillover is minimal and have restricted their hours of operation to ensure minimal impact on the surrounding neighborhood. To that end the proposed operational hours are quite reasonable, as demonstrated above. Furthermore, the Applicant's staff will maintain patron areas and adjacent rights of way to protect the surrounding areas.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

CONSISTENT – While numerous businesses exist in the neighborhood, the area is lacking in quality cultural establishments. As such, there will not be any negative impact on the surrounding uses.

Neighborhood Impact Establishment, Entertainment Establishment and Outdoor Entertainment Establishment Review Guidelines in Section 142-1362(a) of the Code – supplemental review guidelines.

(1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.

CONSISTENT –The tenant provided a detailed business operations plan, which is attached hereto as Exhibit "A," and details the proposed operations.

(2) A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, self-park, shared parking, after-hour metered spaces and the manner in which it is to be managed.

CONSISTENT – The property is located in the Lincoln Road corridor, which is the heart of Miami Beach. It is also located on the ground floor of parking garage. There is ample parking within the facility to satisfy the needs of the operator. The Applicant and tenant also anticipate that many patrons will walk to the establishment or ride their bikes.

(3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.

CONSISTENT – The main entrances to the facility will be located along Drexel Avenue. The venue boasts communal seating, which allows the continual flow of patrons. Security and front door personnel will serve to allow the continuous flow of guests in and out of the venue without the need for any outdoor queuing.

(4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.

CONSISTENT – All staff will be trained in security measures. Additionally, the tenants will provide security personnel to assist in maintaining the level of service. The number of staff and security personnel will depend on the day-to-day operations and needs of the facilities. However, the tenants anticipate the following staffing levels:

SHIFT	NO. OF STAFF
Breakfast	18
Lunch	71
Dinner	76

(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

CONSISTENT – While the tenant expects that most of its patrons will visit the facility either on foot or by bike, a traffic study has been prepared by Traf Tech Engineering and has been provided under separate cover.

(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

CONSISTENT – The Property currently houses a separate, air-conditioned, enclosed garbage room along the easternmost of the subject space, which is completely contained within an interior, private, alley areas. Garbage collections will occur along on the interior portions of the Property and will not take place prior to 8:00 AM or after 5:00 PM. The Applicant will contract with a Miami Beach approved waste service provider to provide daily services to the restaurant.

(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.

CONSISTENT –To achieve long-lasting success, the Applicant and tenant understand and are committed to providing a quality operation for the patrons and members and the surrounding neighborhood. The tenant is steadfast on preventing potential noise issues. As such, the tenant retained the services of The Audiobug. A separate sound attenuation study has been provided, under separate cover.

(8) Proximity of proposed establishment to residential uses.

CONSISTENT – While the Property is located within a heavily trafficked commercial corridor, there are residential uses west and south of the Property. As such, the tenant is making every effort to ensure that their operations function in a manner consistent with their needs and those of the neighborhood.

(9) Cumulative effect of proposed establishment and adjacent pre-existing uses.

CONSISTENT – While this commercial corridor has numerous businesses, it is lacking in quality cultural establishments. The proposed establishment should fill that need for the local community.

Conclusion. The tenants have successfully operated a similar establishments in other countries and is seeking to provide the same type of quality establishment to Miami Beach. This facility will fit the needs of the community. Granting of the modifications to the CUP and allowing for the NIE, entertainment establishment and outdoor entertainment establishment will not have any adverse impact on the surrounding community, but rather provide a benefit. We respectfully request your recommendation of approval of this request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,

for

Monika Entin

Attachment

cc: Mr. Michael Belush
Ms. Katia Hirsh

EXHIBIT A

Time Out MARKET

1601 Drexel Avenue

OPERATIONS PLAN

Planning Board Submission
First Submission - November 16, 2016

Time Out Market

1601 Drexel Avenue

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SIGNATURE MENU ITEMS - 7

Time Out Market

1601 Drexel Avenue

Concept

The concept of Time Out Market is simple: provide the "best of each city under one roof."

Time Out is the leading worldwide guide to art and entertainment, food and drink, film, travel and more. Time Out Market takes that concept one step further by incorporating it into a unique food, shopping and cultural experience. It brings together the best area chefs and restaurants into one inspiring, convenient and genuine food experience, all under one roof. Area chefs have an opportunity to launch new concepts as a part of a larger community.

The Market creates various cooking areas, which local chefs or restaurants lease to exhibit their specialties. Patrons share communal tables and are served their meals on non-disposable tableware and silverware.

In addition to the culinary experience, patrons are also treated to a cultural platform for local artists. This platforms features local art, master chef classes and/or demonstrations, DJs, and readings. It serves as a creative artist forum. Patrons are able to participate become a part of the experience through participation in master cooking classes and local art.

It is an experience for the senses and a way to get to know your community.

Time Out Market

1601 Drexel Avenue

HOURS OF OPERATIONS

Indoor Restaurant Operating Hours

Sundays - Wednesdays | 7:30 AM – 1:00 AM

Thursdays – Saturdays | 7:30 AM – 2:00 AM

Outdoor Restaurant Operating Hours

Sundays - Wednesdays | 7:30 AM – 11:00 PM

Thursdays – Saturdays | 7:30 AM – 12:00 AM

Operational Windows to Close

Sundays - Thursdays | 7:30 AM – 10:00 PM

Fridays – Saturdays | 7:30 AM – 11:00 PM

Access

The main guest entrance will be located along Drexel Avenue.

Time Out Market

1601 Drexel Avenue

STAFFING LEVELS FOR THE RESTAURANT

According to the hours of operation applied for under this Conditional Use Permit, the Applicants expect to have 15 cooking stations with the below staffing levels:

SHIFT	NO. OF STAFF
Breakfast	18
Lunch	71
Dinner	76

ACCESS & SECURITY

The facility will be located on the east side of Drexel Avenue between Lincoln Road and 16th Street, in Miami Beach, Florida. Patrons will gain access to the Market through the main entrance located along Drexel Avenue.

Once inside, patrons will be able to explore the space and pick from a variety of food vendors. Seating will be at bench style tables which promote socialization and elevate the community experience. All food will be served on glass tableware with non-disposable cutlery.

The concept is to have the best local cultural atmosphere from music, and art to the best dining experience, all under one roof. 15 cooking facilities will encompass the interior of the space. Along the Drexel Avenue window perimeter, food preparation will be made into a part of the experience by providing demonstrations and simply showing the art of food. Guests will experience some of the area's best food while enjoying local art and sounds.

A security team will be contracted to manage the overall security of the market. Security staff will man the entrance and exit of the market with additional focus towards the later hours.

The number of staff and security personnel will depend on the day-to-day operations and needs of the facilities.

PARKING

Time Out Market will be located on the ground level of a main use parking garage. While the Applicant expects that most of its patrons will walk, bike, or use local car services, for those patrons driving to the property, they are expected to use the on-site parking garage.

A detailed traffic and parking study has been prepared by Traff Tech Engineering and has been provided under separate cover.

No valet services are expected for this facility.

Time Out Market

1601 Drexel Avenue

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 8:00 AM and 5:00 PM through the designated loading area, which is located along the rear of the property (east of the garage), totally within a private back alley area.

Time Out Market will work with one of the City approved waste collection companies for daily refuse collections. Collections will occur daily between 8:00 AM and 5:00 PM within the private back alley area, which is located along the east side of the garage. All refuse will be wheeled from the air-conditioned, enclosed garbage room though the existing pathway to the alley area, where collections will take place.

Time Out Market

1601 Drexel Avenue

EXAMPLE OF OFFERINGS IN LISBOA

1 MARISQUEIRA AZUL

What really makes a great marisqueira (seafood eatery) is neither the location nor the space itself. It is the produce, [...]

2 BALCÃO DA ESQUINA

The Balcão da Esquina is the ideal place for getting a taste of a concept that Vítor Sobral unveiled over in the [...]

3 TRINCAS

Set up by the team behind The Decadente, a bar and restaurant between the Bairro Alto and Príncipe Real, this new [...]

4 COZINHA DA FELICIDADE

Aside from the obvious association between food and happiness, this restaurant whose name literally means 'Kitchen of [...]

9 ALEXANDRE SILVA

With a creative flair that is out of the ordinary, Alexandre Silva does more than reinterpret Portuguese tradition. His [...]

10 MIGUEL CASTRO E SILVA

The veteran among chefs at the Mercado da Ribeira, but that does not make him any bit less original than his peers – [...]

11 HENRIQUE SÁ PESSOA

One of our more high-profile chefs, whose fame is not due solely to his media exposure. It is largely thanks to his [...]

12 MARLENE VIEIRA

This chef with roots in the north of Portugal has a strong grasp of traditional cuisine and a flair for innovating [...]

rio development resources

zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

November 11, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1601 Drexel Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0040
LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6 THRU 10 BLK 53

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

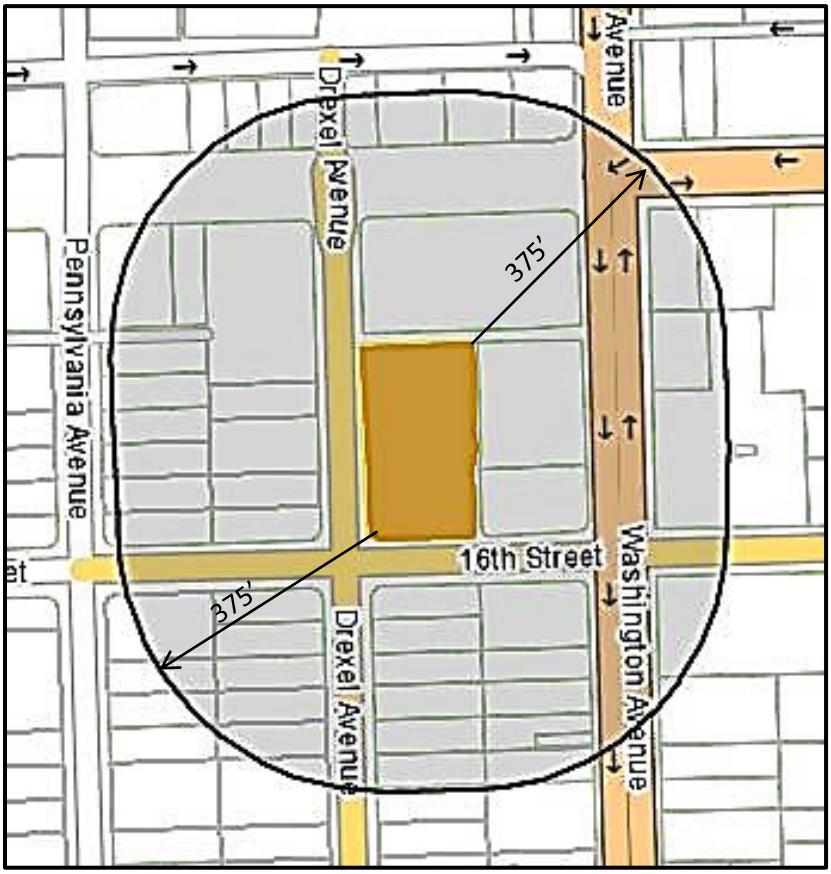
Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **169, including 6 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: 1601 Drexel Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-006-0040
LEGAL DESCRIPTION: PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6 THRU 10 BLK 53

Name	Address	City	State	Zip	Country
LOUISE FELLSTROM JTRS FRANK JAKOB MANSSON JTRS	701-1150 BUTE ST	VANCOUVER BC V6E 1Z6			CANADA
MARIA GRAZIA BOLDROCCHI	VIA PAOLO GIOVIO 9	MILANO 20144			ITALY
MARIA HLADKA	SOKOLIKA 3	MARTIN 03601			SLOVAKIA
ROBERTO POLILLO PATRICIA CAPROTTI	VIA ANDREA PONTI 15	MILANO 20143			ITALY
TAM KHUU	400 ADELAIDE ST EAST 2301 M5A 4S3	TORONTO			CANADA
VALERIE CREUZARD	163 AVENUE CHARLES DE GAULLE	92100 NEUILLY SUR SEINE			FRANCE
1532 DREXEL 202 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
1532 DREXEL HOLDING LLC	136 HIGHWOOD AVE	TENAFLY	NJ	07670	USA
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
1550 MERIDIAN AVE LLC	PO BOX 4681	FORT LAUDERDALE	FL	33338	USA
1560 1568 DREXEL AVENUE LLC C/O THE BERNSTEIN LAW FIRM	1688 MERIDIAN AVE #418	MIAMI BEACH	FL	33139	USA
1600 DREXEL LLC	PO BOX 414257	MIAMI BEACH	FL	33141	USA
420 LINCOLN RD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
433 LINCOLN RD LLC	1244 6 ST	SANTA MONICA	CA	90401	USA
530 LINCOLN OWNER LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
ABDON SARMIENTO &W MARTHA	571 NW 182 WAY	PEMBROKE PINES	FL	33029	USA
ABE SHEDROFF &W ESTHER EST OF % SHEDROFF	520 16 ST UPPR	MIAMI BEACH	FL	33139	USA
ALAIN OUELHADJ CORINNE OUELHADJ	1542 DREXEL AVE UNIT 108	MIAMI BEACH	FL	33139	USA
ALBERTO & ALMIRA SOTELO TRS ALBERTO & ALMIRA SOTELO (BEN) FERNANDA SOTELO	1532 DREXEL AVE # 302	MIAMI BEACH	FL	33139-7956	USA
ALEJANDRO VICENS & RONALD E RODGERS	1550 DREXEL AVE #102	MIAMI BEACH	FL	33139-7920	USA
ALFIO FAVERO &W ROSLYN JACKSON	1571 PENNSYLVANIA AVE #5S	MIAMI BEACH	FL	33139-3682	USA
ALFREDO ARIAS &W REGINA	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
ALFREDO H GARCIA LE REM ALFREDO J GARCIA REM ANGELA V KALLMAN	6071 W 16 AVE	HIALEAH	FL	33012	USA
ALTONSTAR LLC C/O SOUTH BEACH TRISTAR CAPITAL	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
AMAURY VALLE &W MARIA ET AL	4695 SW 13TH ST	MIAMI	FL	33134	USA
ANA CARIDAD MACHADO ZORAN MIHAJLOVIC	1605 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139	USA
ANDREW JORDAN	1542 DREXEL AVE #203	MIAMI BEACH	FL	33139-7923	USA
ARSENIO & JUAN JORGE	1605 PENNSYLVANIA AVE APT 504	MIAMI BEACH	FL	33139-7768	USA
AUDREY L LEVIN TR % GEORGE L BEAN	11393 SW RIVERWOOD RD	PORTLAND	OR	97219	USA
AZUCENA CARRASCO	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
BARTHELEMY GARNIER CHARLOTTE JONCQUIERT	1616 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
BENJAMIN PUNDOLE	1573 PENNSYLVANIA AVE #7N	MIAMI BEACH	FL	33139-3683	USA
BONE HOLDINGS LLC	1555 PENNSYLVANIA AVE #109	MIAMI BEACH	FL	33139	USA
CATERINA GONNELLI C/O ELEONARA DEPALMA P A	PO BOX 190026	MIAMI BEACH	FL	33139	USA
CATHERINE ROUSSELBIN JTRS SYLVERE DIAGOURAGA JTRS	1542 DREXELL AVE STE 207	MIAMI BEACH	FL	33139	USA
CHARLES N BELK II	PO BOX 93181	LOS ANGELES	CA	90093	USA
CHRISTOPHER BEERY	1555 PENNSYLVANIA AVE #102	MIAMI BEACH	FL	33139-3643	USA
CHRISTOPHER MOYNIHAN & TONY L LEDFORD	PO BOX 5294	ATLANTA	GA	31107	USA
CIRCA63 LLC	4560 JEFFERSON AVE	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CLEMED LLC	310 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
COLOSO PROP	8345 NW 66 ST #3537	MIAMI	FL	33166	USA
COLUMBIA EQUITIES III INC	550 11 ST STE 200	MIAMI BEACH	FL	33139-4996	USA

CONCEPCION & SANTIAGO RODRIIGUEZ	1605 PENNSYLVANIA AVE UNIT 204	MIAMI BEACH	FL	33139-7724	USA
DANIEL A FOLEY	15645 COLLINS AVE #604	SUNNY ISLES BEACH	FL	33160	USA
DANILO LOPEZ	1605 PENNSYLVANIA AVE UNIT 501	MIAMI BEACH	FL	33139-7768	USA
DARREN BUCK LAINIE BUCK	1460 SW 19TH ST	BOCA RATON	FL	33486-6514	USA
DAVIDE TORZILLI MARTIN JOSEPH GALLAGHER	407 E 12 ST 2RN	NEW YORK	NY	10009	USA
DAWN H CALISTRO	838 FOUNTAIN ST	WOODBRIDGE	CT	06525	USA
DIRK ALLEN	1573 PENNSYLVANIA AVE 10N	MIAMI BEACH	FL	33139	USA
DOMINIQUE CALVO	1573 PENNSYLVANIA AVE #1N	MIAMI BEACH	FL	33139-3619	USA
DON MULLEN &W CAROL FEE HOLDER WASHINGTON STORE #5 LLC LESSEE ROBERT SPERANS FEE HOLDER	17525 NE 9 AVE	MIAMI	FL	33162	USA
DONNA OLLINGER BEVERLY HENNEY	1571 PENNSYLVANIA AVE #10S	MIAMI BEACH	FL	33139-3682	USA
DREXEL APARTMENTS LTD	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SW 2 AVE #1010	MIAMI	FL	33131	USA
ELADIO FUNDORA &W MARIA	6281 NW 201 ST	MIAMI	FL	33015-2103	USA
EUGENE BAKER MAUREEN LEASWITCH JTRS	1542 DREXEL AVE #307	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3022	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3002	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EVELIO GOMEZ &W EVA	1605 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-7768	USA
FAST 1600 INC	1150 KANE CONCOURSE 2ND FL	BAY HARBOR	FL	33154	USA
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FH: 1530 WASHINGTON AVE LTD	9425 HARDING AVE	SURFSIDE	FL	33154-2803	USA
FRANCE C HOUDARD	88 GREENWICH ST #417	NYC	NY	10003	USA
FRANCOISE AUGER	1542 DREXEL AVE UNIT 308	MIAMI BEACH	FL	33139	USA
FUN BUSINESS TEAM LLC	2711 CENTERVILLE RD 400	WILMINGTON	DE	19808	USA
GALEN PITTSLEY	412 TELFAIR WAY	CANTON	GA	30115	USA
GCI MB LLC	1335 PENNSYLVANIA AVE APT 1	MIAMI BEACH	FL	33139-3683	USA
GI & BE REAL ESTATE LLC C/OJET SET GROUP LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
GLADISCO (USA) INC	410 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC	410 - 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC % PROP MANGMT ENT	410 - 16 ST	MIAMI BEACH	FL	33139	USA
GLADYS C VARELA	1605 PENNSYLVANIA AVE UNIT 304	MIAMI BEACH	FL	33139-7767	USA
GUDIELA VASQUEZ & JORGE VELASQUEZ	1605 PENNSYLVANIA AVE #201	MIAMI BEACH	FL	33139-7724	USA
HAZEL KATES TRS HAZEL KATES REVOCABLE TRUST LAUREANO ABASCAL	1136 CASTILE AVE	CORAL GABLES	FL	33134	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY M FEIREISIN &W MIRIAM FEIREISIN	340 E 64 ST APT 21-G	NEW YORK	NY	10021	USA
HR SUCCESS MANAGEMENT LLC	1550 DREXEL AVE UNIT 205	MIAMI BEACH	FL	33139	USA
IVETTE A BROWN	1550 DREXEL AVE #204	MIAMI BEACH	FL	33139-7952	USA
J BERENS & SONS DEV CORP INC	9623 E BROADVIEW DR	BAY HARBOR ISLAND	FL	33154	USA
JEREMY T COX	1571 PENNSYLVANIA AVE #4S	MIAMI BEACH	FL	33139-3664	USA
JERIPA INVEST LLC	741 NE 115 ST	BISCAYNE PARK	FL	33161	USA
JOANNE H SMITH	1573 PENNSYLVANIA AVE UNIT 6N	MIAMI BEACH	FL	33139-3619	USA
JOHN COX	1410 RIDGE RD	NORTH HAVEN	CT	06473	USA
JOHN JOSEPH RYAN MARY BENITA RYAN	1571 PENNSYLVANIA AVE APT 7S	MIAMI BEACH	FL	33139	USA
JORGE LUIS SOTELO	1605 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-7725	USA

JOSEPH JABER	920 68 ST NW	BRADENTON	FL	34209	USA
JOSHUA F JEFFERSON REBECCA A JEFFERSON	1550 DREXEL AVE UNIT 202	MIAMI BEACH	FL	33139	USA
JPMORGAN CHASE BANK N A	7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256	USA
K M BEACH LLC	1555 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139-3671	USA
KARMSUNDSGATA INC	650 W AVE 1703	MIAMI BEACH	FL	33139	USA
KENNETH BROWN &W TERESA BROWN	1532 DREXEL AVE #201	MIAMI BEACH	FL	33139-7956	USA
LINCOLN 511 LLC % JENEL MGMT CORP	275 MADISON AVE STE 702	NEW YORK	NY	10016	USA
LINCOLN DREXEL LTD & LINCOLN-DREXEL WASERSTEIN LTD	1655 DREXEL AVE STE 208	MIAMI BEACH	FL	33139-7765	USA
LINDA L COX	1410 RIDGE RD	NORTH HAVEN	CT	06473	USA
LOLALOLA INC	8301 NW 187 ST	MIAMI	FL	33015	USA
LOS MOLDITOS LLC	382 NE 191 ST 14369	MIAMI	FL	33179	USA
LOUISE FELLSTROM CARINA JAGETUN	1555 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
LUCA SACCHI &W TINA SACCHI	60 WEST 13 ST #11-A	NEW YORK	NY	10011	USA
LUISA ESTUPINAN DUARTE	20418 Remsbury Pl	Montgomery Village	MD	20886-4369	USA
MANUEL DOMINGUEZ &W MARIA	1540 WASHINGTON AVE	MIAMI BEACH	FL	33139-7801	USA
MARC GRISOLI	1550 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MARCELO POVEDA OLGA W MONCADA	1542 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MARCOS GUTIERREZ &W SERAFINA	1605 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-7724	USA
MARIANO AMBROSIO C/O SAMUEL S BLUM LUCIANA MARIA ANA NICOLI	2666 TIGERTAIL AVE STE 106	MIAMI	FL	33133	USA
MARY EVELYN MCINTYRE	76 INDIA AT APT 2	PORTLAND	ME	04101	USA
MAURICIO A BOTERO	1532 DREXEL AVE #204	MIAMI BEACH	FL	33139	USA
MAURICIO DEL VALLE	1573 PENNSYLVANIA AVE #8N	MIAMI BEACH	FL	33139-3683	USA
MBCDC 1551 PENNSYLVANIA APTS LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MIA BALOS LLC C/O JET SET GROUP LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MIAMIFORYOU LLC	820 EUCLID AVE #101	MIAMI BEACH	FL	33139	USA
MICHAEL J CLEARY	1550 DREXEL AVE #208	MIAMI BEACH	FL	33139-7929	USA
MIND YOUR MIND LLC	1555 PENNSYLVANIA AVE #210	MIAMI BEACH	FL	33139	USA
MORENA L SANDRI	1528 DREXEL AVE #1B	MIAMI BEACH	FL	33139-7921	USA
NANCY PAYNE	PO BOX 644397	VERO BEACH	FL	32964-0000	USA
OCTAVE & MARILOU LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
OLD PADUA INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
OLGA LASTRA	5601 K BLVD EAST APT. 6-14	WEST NEW YORK	NJ	07093	USA
OSCAR KHAW IVONNE PENICHET	1470 VISTA LN	PASADENA	CA	91103	USA
PAOLA CASTANON OCHA ANTONIO CATANON OCHOA	485 BRICKELL AVE UNIT 1902	MIAMI	FL	33131	USA
PATRICIA SCHUTTE & LOUISE OSIUS % L JULES ARKIN	3835 LA POSADA DR	PALM BEACH GARDENS	FL	33410	USA
PATRICK S AIDAN	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PENNONE USA LLC	735 NE 195 ST	MIAMI	FL	33179	USA
PENNONE USA LLC	753 NE 195 ST	MIAMI	FL	33179	USA
PENTARE PROPERTY LLC	10295 COLLINS AVE #1106	BAL HARBOUR	FL	33154	USA
PINGAN LLC	175 SW 7 ST 1716	MIAMI	FL	33130	USA
PREDRAG GRNCARSKI &W GISELLE G	35 20 LEVERICH ST #B226	JACKSON HEIGHT	NY	11372	USA
PRIMEROSE MIA LLC	1573 PENNSYLVANIA AVE 2N	MIAMI BEACH	FL	33139	USA
R PATRICK ARTHUR	4925 COLLINS AVE #7F	MIAMI BEACH	FL	33140	USA

RAFAEL DIEZ	1542 DREXEL AVE #301	MIAMI BEACH	FL	33139-7941	USA
RAYANS BEACH LLC	301 ARTHUR GODFREY RD #402	MIAMI BEACH	FL	33140	USA
RDB&J INVESTMENTS LLC	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139-2906	USA
REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
REBECA JARDINES RAYMOND ANTHONY NAVARRO	1542 DREXEL AVE 102	MIAMI BEACH	FL	33139	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
RENE GONZALEZ JTRS KATERINA GONZALEZ JTRS NINA ENIS GONZALEZ JTRS	1571 PENNSYLVANIA AVE #6S	MIAMI BEACH	FL	33139	USA
RICCARDO CRISTIANI FILIPPO DE SIMONE	1532 DREXEL AVE 203	MIAMI BEACH	FL	33139	USA
RICHMOND LLC	440 14 ST #2	MIAMI BEACH	FL	33139	USA
RIRI KIM	8 SPRUCE STREET #53C	NEW YORK	NY	10038	USA
SABRINA 1616 INC	3370 MARY STREET	MIAMI	FL	33133	USA
SCHUSTER PARTNERS	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
SCOTT ALBERT	1542 DREXEL AVE 204	MIAMI BEACH	FL	33139	USA
SCOTT HUDSON	1532 DREXEL AVE #303	MIAMI BEACH	FL	33139-7956	USA
SEASTARS & SAND LLC	20 ISLAND AVE #618	MIAMI BEACH	FL	33139	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SONRAI LLC	1528 DREXEL AVE 2A	MIAMI BEACH	FL	33139	USA
STEPHEN W MEAGHER & STEVEN G WEDGE JTRS	6992 DUBLIN RD	DUBLIN	OH	43017	USA
SUNSET APT LLC	808 COLLINS AVE	MIAMI BEACH	FL	33139	USA
THE DENISON CORP % DR D QUITTNER	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139	USA
THOMAS R DOUGHERTY II	1605 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139-7725	USA
TOPAZ ASSETS INC	1545-1549 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
TOROLUPA INC	525 LINCOLN RD	MIAMI BEACH	FL	33139-2913	USA
TRACY L HUGHES	1542 DREXEL AVE APT 306	MIAMI BEACH	FL	33139	USA
TSE REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
TSR SUNSET LLC C/O MOYAL ACCOUNTING SERVICES	10796 PINES BLVD #204	PEMBROKE PINES	FL	33026	USA
ULISES NUNEZ &W MARIA	39 56 65 PL	WOODSIDE	NY	11377	USA
URGUT LLC	4812 PINE TREE DR #201	MIAMI BEACH	FL	33140	USA
URSULA B DAY	60 EAST 8 ST APT 16L	NEW YORK	NY	10003	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
YANELY CRUZ	1555 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-3671	USA

LOUISE FELLSTROM JTRS FRANK JAKOB
MANSSON JTRS
701-1150 BUTE ST
VANCOUVER BC V6E 1Z6
CANADA

MARIA GRAZIA BOLDROCCHI
VIA PAOLO GIOVIO 9
MILANO 20144
ITALY

MARIA HLADKA
SOKOLIKA 3
MARTIN 03601
SLOVAKIA

ROBERTO POLILLO PATRICIA CAPROTTI
VIA ANDREA PONTI 15
MILANO 20143
ITALY

TAM KHUU
400 ADELAIDE ST EAST 2301 M5A 4S3
TORONTO
CANADA

VALERIE CREUZARD
163 AVENUE CHARLES DE GAULLE
92100 NEUILLY SUR SEINE
FRANCE

1532 DREXEL 202 LLC
5229 SW 62 AVE
MIAMI, FL 33155

1532 DREXEL HOLDING LLC
136 HIGHWOOD AVE
TENAFLY, NJ 07670

1542 WASHINGTON LLC
1717 N BAYSHORE DR #3531
MIAMI, FL 33132

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

1560 1568 DREXEL AVENUE LLC C/O THE
BERNSTEIN LAW FIRM
1688 MERIDIAN AVE #418
MIAMI BEACH, FL 33139

1600 DREXEL LLC
PO BOX 414257
MIAMI BEACH, FL 33141

420 LINCOLN RD DEVELOPMENT LLC
420 LINCOLN RD STE 330
MIAMI BEACH, FL 33139

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

433 LINCOLN RD LLC
1244 6 ST
SANTA MONICA, CA 90401

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

ABDON SARMIENTO &W MARTHA
571 NW 182 WAY
PEMBROKE PINES, FL 33029

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

ALAIN OUELHADJ CORINNE OUELHADJ
1542 DREXEL AVE UNIT 108
MIAMI BEACH, FL 33139

ALBERTO & ALMIRA SOTELO TRS ALBERTO &
ALMIRA SOTELO (BEN) FERNANDA SOTELO
1532 DREXEL AVE # 302
MIAMI BEACH, FL 33139-7956

ALEJANDRO VICENS & RONALD E RODGERS
1550 DREXEL AVE #102
MIAMI BEACH, FL 33139-7920

ALFIO FAVERO &W ROSLYN JACKSON
1571 PENNSYLVANIA AVE #5S
MIAMI BEACH, FL 33139-3682

ALFREDO ARIAS &W REGINA
PO BOX 9594
ELIZABETH, NJ 07202-0594

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

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

AMAURY VALLE &W MARIA ET AL
4695 SW 13TH ST
MIAMI, FL 33134

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

ANDREW JORDAN
1542 DREXEL AVE #203
MIAMI BEACH, FL 33139-7923

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

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

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

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

BENJAMIN PUNDOLE
1573 PENNSYLVANIA AVE #7N
MIAMI BEACH, FL 33139-3683

BONE HOLDINGS LLC
1555 PENNSYLVANIA AVE #109
MIAMI BEACH, FL 33139

CATERINA GONNELLI C/O ELEONARA DEPALMA P A
PO BOX 190026
MIAMI BEACH, FL 33139

CATHERINE ROUSSELBIN JTRS SYLVERE DIAGOURAGA JTRS
1542 DREXELL AVE STE 207
MIAMI BEACH, FL 33139

CHARLES N BELK II
PO BOX 93181
LOS ANGELES, CA 90093

CHRISTOPHER BEERY
1555 PENNSYLVANIA AVE #102
MIAMI BEACH, FL 33139-3643

CHRISTOPHER MOYNIHAN & TONY L LEDFORD
PO BOX 5294
ATLANTA, GA 31107

CIRCA63 LLC
4560 JEFFERSON AVE
MIAMI BEACH, FL 33140

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

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

CLEMED LLC
310 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

COLOSO PROP
8345 NW 66 ST #3537
MIAMI, FL 33166

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

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

DANIEL A FOLEY
15645 COLLINS AVE #604
SUNNY ISLES BEACH, FL 33160

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

DARREN BUCK LAINIE BUCK
1460 SW 19TH ST
BOCA RATON, FL 33486-6514

DAVIDE TORZILLI MARTIN JOSEPH GALLAGHER
407 E 12 ST 2RN
NEW YORK, NY 10009

DAWN H CALISTRO
838 FOUNTAIN ST
WOODBRIDGE, CT 06525

DIRK ALLEN
1573 PENNSYLVANIA AVE 10N
MIAMI BEACH, FL 33139

DOMINIQUE CALVO
1573 PENNSYLVANIA AVE #1N
MIAMI BEACH, FL 33139-3619

DON MULLEN &W CAROL FEE HOLDER
WASHINGTON STORE #5 LLC LESSEE
ROBERT SPERANS FEE HOLDER
17525 NE 9 AVE
MIAMI, FL 33162

DONNA OLLINGER BEVERLY HENNEY
1571 PENNSYLVANIA AVE #10S
MIAMI BEACH, FL 33139-3682

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

DYAL CORP
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL
150 SE 2 AVE #1010
MIAMI, FL 33131

EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL
150 SW 2 AVE #1010
MIAMI, FL 33131

ELADIO FUNDORA &W MARIA
6281 NW 201 ST
MIAMI, FL 33015-2103

EUGENE BAKER MAUREEN LEASWITCH JTRS
1542 DREXEL AVE #307
MIAMI BEACH, FL 33139

EUROAMERICAN GROUP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139-3022

EUROAMERICAN GRP INC
401 LINCOLN RD PH-N
MIAMI BEACH, FL 33139-3002

EUROAMERICAN GRP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

EVELIO GOMEZ &W EVA
1605 PENNSYLVANIA AVE #503
MIAMI BEACH, FL 33139-7768

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

FEDEMC CORPORATION
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

FH: 1530 WASHINGTON AVE LTD
9425 HARDING AVE
SURFSIDE, FL 33154-2803

FRANCE C HOUDARD
88 GREENWICH ST #417
NYC, NY 10003

FRANCOISE AUGER
1542 DREXEL AVE UNIT 308
MIAMI BEACH, FL 33139

FUN BUSINESS TEAM LLC
2711 CENTERVILLE RD 400
WILMINGTON, DE 19808

GALEN PITTSLEY
412 TELFAIR WAY
CANTON, GA 30115

GCI MB LLC
1335 PENNSYLVANIA AVE APT 1
MIAMI BEACH, FL 33139-3683

GI & BE REAL ESTATE LLC C/OJET SET
GROUP LLC
860 COLLINS AVE #207
MIAMI BEACH, FL 33139

GLADISCO (USA) INC
410 16 ST
MIAMI BEACH, FL 33139-3001

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

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

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

GUDIELA VASQUEZ & JORGE VELASQUEZ
1605 PENNSYLVANIA AVE #201
MIAMI BEACH, FL 33139-7724

HAZEL KATES TRS HAZEL KATES
REVOCABLE TRUST LAUREANO ABASCAL
1136 CASTILE AVE
CORAL GABLES, FL 33134

HENRY M FEIEREISEN TRS
340 E 64 ST #21G
NEW YORK, NY 10065

HENRY M FEIREISIN &W MIRIAM FEIREISIN
340 E 64 ST APT 21-G
NEW YORK, NY 10021

HR SUCCESS MANAGEMENT LLC
1550 DREXEL AVE UNIT 205
MIAMI BEACH, FL 33139

IVETTE A BROWN
1550 DREXEL AVE #204
MIAMI BEACH, FL 33139-7952

J BERENS & SONS DEV CORP INC
9623 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

JEREMY T COX
1571 PENNSYLVANIA AVE #4S
MIAMI BEACH, FL 33139-3664

JERIPA INVEST LLC
741 NE 115 ST
BISCAYNE PARK, FL 33161

JOANNE H SMITH
1573 PENNSYLVANIA AVE UNIT 6N
MIAMI BEACH, FL 33139-3619

JOHN COX
1410 RIDGE RD
NORTH HAVEN, CT 06473

JOHN JOSEPH RYAN MARY BENITA RYAN
1571 PENNSYLVANIA AVE APT 7S
MIAMI BEACH, FL 33139

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

JOSEPH JABER
920 68 ST NW
BRADENTON, FL 34209

JOSHUA F JEFFERSON REBECCA A JEFFERSON
1550 DREXEL AVE UNIT 202
MIAMI BEACH, FL 33139

JPMORGAN CHASE BANK N A
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

K M BEACH LLC
1555 PENNSYLVANIA AVE #207
MIAMI BEACH, FL 33139-3671

KARMSUNDSGATA INC
650 W AVE 1703
MIAMI BEACH, FL 33139

KENNETH BROWN &W TERESA BROWN
1532 DREXEL AVE #201
MIAMI BEACH, FL 33139-7956

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

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

LINDA L COX
1410 RIDGE RD
NORTH HAVEN, CT 06473

LOLALOLA INC
8301 NW 187 ST
MIAMI, FL 33015

LOS MOLDITOS LLC
382 NE 191 ST 14369
MIAMI, FL 33179

LOUISE FELLSTROM CARINA JAGETUN
1555 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139

LUCA SACCHI &W TINA SACCHI
60 WEST 13 ST #11-A
NEW YORK, NY 10011

LUISA ESTUPINAN DUARTE
20418 Remsbury Pl
Montgomery Village, MD 20886-4369

MANUEL DOMINGUEZ &W MARIA
1540 WASHINGTON AVE
MIAMI BEACH, FL 33139-7801

MARC GRISOLI
1550 DREXEL AVE #105
MIAMI BEACH, FL 33139

MARCELO POVEDA OLGA W MONCADA
1542 DREXEL AVE #105
MIAMI BEACH, FL 33139

MARCOS GUTIERREZ &W SERAFINA
1605 PENNSYLVANIA AVE #202
MIAMI BEACH, FL 33139-7724

MARIANO AMBROSIO C/O SAMUEL S BLUM
LUCIANA MARIA ANA NICOLI
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133

MARY EVELYN MCINTYRE
76 INDIA AT APT 2
PORTLAND, ME 04101

MAURICIO A BOTERO
1532 DREXEL AVE #204
MIAMI BEACH, FL 33139

MAURICIO DEL VALLE
1573 PENNSYLVANIA AVE #8N
MIAMI BEACH, FL 33139-3683

MBCDC 1551 PENNSYLVANIA APTS LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-5482

MED PROPERTIES OF MIAMI BEACH INC %
SHAUL ZISLIN
4100 NORTH 28 TERRACE
HOLLYWOOD, FL 33020

MIA BALOS LLC C/O JET SET GROUP LLC
860 COLLINS AVE #207
MIAMI BEACH, FL 33139

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

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

MIAMIFORYOU LLC
820 EUCLID AVE #101
MIAMI BEACH, FL 33139

MICHAEL J CLEARY
1550 DREXEL AVE #208
MIAMI BEACH, FL 33139-7929

MIND YOUR MIND LLC
1555 PENNSYLVANIA AVE #210
MIAMI BEACH, FL 33139

MORENA L SANDRI
1528 DREXEL AVE #1B
MIAMI BEACH, FL 33139-7921

NANCY PAYNE
PO BOX 644397
VERO BEACH, FL 32964-0000

OCTAVE & MARILOU LLC
660 CURTISWOOD DR
KEY BISCAYNE, FL 33149

OLD PADUA INC
1464 WASHINGTON AVE
MIAMI BEACH, FL 33139

OLGA LASTRA
5601 K BLVD EAST APT. 6-14
WEST NEW YORK, NJ 07093

OSCAR KHAW IVONNE PENICHET
1470 VISTA LN
PASADENA, CA 91103

PAOLA CASTANON OCHA ANTONIO
CATANON OCHOA
485 BRICKELL AVE UNIT 1902
MIAMI, FL 33131

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

PATRICK S AIDAN
6646 VILLA SONRISA 522
BOCA RATON, FL 33433

PENNONE USA LLC
735 NE 195 ST
MIAMI, FL 33179

PENNONE USA LLC
753 NE 195 ST
MIAMI, FL 33179

PENTARE PROPERTY LLC
10295 COLLINS AVE #1106
BAL HARBOUR, FL 33154

PINGAN LLC
175 SW 7 ST 1716
MIAMI, FL 33130

PREDRAG GRNCARSKI &W GISELLE G
35 20 LEVERICH ST #B226
JACKSON HEIGHT, NY 11372

PRIMEROSE MIA LLC
1573 PENNSYLVANIA AVE 2N
MIAMI BEACH, FL 33139

R PATRICK ARTHUR
4925 COLLINS AVE #7F
MIAMI BEACH, FL 33140

RAFAEL DIEZ
1542 DREXEL AVE #301
MIAMI BEACH, FL 33139-7941

RAYANS BEACH LLC
301 ARTHUR GODFREY RD #402
MIAMI BEACH, FL 33140

RDB&J INVESTMENTS LLC
560 LINCOLN RD STE 204
MIAMI BEACH, FL 33139-2906

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

REBECA JARDINES RAYMOND ANTHONY
NAVARRO
1542 DREXEL AVE 102
MIAMI BEACH, FL 33139

REFC REAL ESTATE CORP
1331 LINCOLN RD #601
MIAMI BEACH, FL 33139

RENE GONZALEZ JTRS KATERINA
GONZALEZ JTRS NINA ENIS GONZALEZ JTRS
1571 PENNSYLVANIA AVE #6S
MIAMI BEACH, FL 33139

RICCARDO CRISTIANI FILIPPO DE SIMONE
1532 DREXEL AVE 203
MIAMI BEACH, FL 33139

RICHMOND LLC
440 14 ST #2
MIAMI BEACH, FL 33139

RIRI KIM
8 SPRUCE STREET #53C
NEW YORK, NY 10038

SABRINA 1616 INC
3370 MARY STREET
MIAMI, FL 33133

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

SCOTT ALBERT
1542 DREXEL AVE 204
MIAMI BEACH, FL 33139

SCOTT HUDSON
1532 DREXEL AVE #303
MIAMI BEACH, FL 33139-7956

SEASTARS & SAND LLC
20 ISLAND AVE #618
MIAMI BEACH, FL 33139

SML 350 LINCOLN INC
666 BROADWAY 2ND FLOOR
NEW YORK, NY 10012

SONRAI LLC
1528 DREXEL AVE 2A
MIAMI BEACH, FL 33139

STEPHEN W MEAGHER & STEVEN G WEDGE JTRS
6992 DUBLIN RD
DUBLIN, OH 43017

SUNSET APT LLC
808 COLLINS AVE
MIAMI BEACH, FL 33139

THE DENISON CORP % DR D QUITTNER
560 LINCOLN RD STE 204
MIAMI BEACH, FL 33139

THOMAS R DOUGHERTY II
1605 PENNSYLVANIA AVE #403
MIAMI BEACH, FL 33139-7725

TOPAZ ASSETS INC
1545-1549 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139

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

TRACY L HUGHES
1542 DREXEL AVE APT 306
MIAMI BEACH, FL 33139

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

TSR SUNSET LLC C/O MOYAL ACCOUNTING SERVICES
10796 PINES BLVD #204
PEMBROKE PINES, FL 33026

ULISES NUNEZ &W MARIA
39 56 65 PL
WOODSIDE, NY 11377

URGUT LLC
4812 PINE TREE DR #201
MIAMI BEACH, FL 33140

URSULA B DAY
60 EAST 8 ST APT 16L
NEW YORK, NY 10003

VINCENT J ROMVIEL &W JOY R WHITE
4222 LELAND ST
CHEVY CHASE, MD 20815

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

YANELY CRUZ
1555 PENNSYLVANIA AVE #202
MIAMI BEACH, FL 33139-3671

CFN 2009R0672311
OR Bk 27015 Pgs 2674 - 2678; (5pgs)
RECORDED 09/17/2009 10:11:22
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1619 Drexel Avenue
Lincoln East Parking Garage

FILE NO. 1929

IN RE: The application by 420 Lincoln Road Development, LLC requesting Conditional Use approval to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet.

LEGAL DESCRIPTION: Lots 6, 7, 8, 9, and 10, Block 53, Pine Ridge Subdivision Plat Book 6, Page 34 of the Public Records of Miami-Dade County Florida

MEETING DATE: July 28, 2009

CONDITIONAL USE PERMIT

The applicant, 420 Lincoln Road Development, LLC, filed an application with the Planning Director for a Conditional Use Permit to build a parking structure with commercial/retail uses on the ground floor. The total floor area of the structure is approximately 195,793 gross square feet. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-3, Commercial High Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact and the staff report and analysis, which are adopted herein, including the recommendations, that the Conditional Use Permit be modified as requested, upon the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. 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 Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

2. This Conditional Use Permit is issued to 420 Lincoln Road Development, Inc. as owner of the property. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

3. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.

4. This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 54 parking spaces to fulfill the required parking for the retail space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 8. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.

5. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.

6. Entry to and exit from the parking garage shall be on 16th Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.

7. 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.

8. A sight distance review in relation to the proposed wall to be located on the east side of the 16th Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.

9. A "Do Not Block Sidewalk" sign shall be posted at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screeching and

unnecessary horn-honking shall be posted at the garage entrance. All such signage shall be subject to staff review and approval.

10. The applicant shall explore with the Public Works Department the feasibility of creating a dedicated right-hand turn lane at the N.E. corner of 16th Street and Drexel Avenue.

11. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.

12. Storage of vehicles by valet operators for off-site facilities shall be permitted.

13. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.

14. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to150 seats.

15. "Entertainment," as defined in the City Code, shall not be permitted on the premises.

16. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 8 shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.

17. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.

18. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between 9:00 a.m. and 6:00 p.m.

19. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.

20. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.

21. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.

22. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), or other successor or substitute transportation mitigation program adopted by the City for this purpose, as determined by City staff, including payment of a mobility fee, if deemed necessary, by paying its fair share cost, as may be determined by the Concurrency Management Division.

23. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

24. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.

25. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.

26. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

27. This 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.

28. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit

29. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 8 day of September, 2009

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8 day of September, 2009, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Randy Cesar
Notary:
Print Name: Randy Cesar
Notary Public, State of Florida
My Commission Expires:
Commission Number:

[NOTARIAL SEAL OR STAMP]
Notary Public State of Florida
Randy Cesar
My Commission DD517341
Expires 02/13/2010

Approved As To Form:
Legal Department (9-3-09)

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MIAMIBEACH

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

Address: 1601 Drexel Ave.
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	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	~~School Concurrency Application, for projects with a net increase in residential units (no SFH)~~	X	
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	
10	All Applicable Zoning Information (see Zoning Data requirements)	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	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
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)		
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)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings - storefront area	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	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	
27.	Signage plan		
28.	lighting w/in storefront		

not for H.P.B.

Indicate N/A If Not Applicable

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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations	X	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan	PB	
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	PB	
39	Sound Study report (Hard copy) with 1 CD	PB	
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders	PB	
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_____	PB	
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	PB	
c	# of bicycle parking spaces_____	PB	
d	Interior and loading area location & dimensions_____	PB	
e	Street level trash room location and dimensions_____	PB	
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____	PB	
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____		
45	**Floor Plan (dimensioned)**	PB	
a	Total floor area	PB	
a	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	PB	
b	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	PB	

Indicate N/A If Not Applicable

Initials:

MIAMIBEACH

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

Address:

File Number:

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)	PB	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	PB	
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" unbound 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	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	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.**

for Monika Entin

APPLICANT'S OR DESIGNEE'S SIGNATURE

11/16/16

Date

Indicate N/A If Not Applicable

Initials: