

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- BOARD OF ADJUSTMENT
 - VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - APPEAL OF AN ADMINISTRATIVE DECISION

- DESIGN REVIEW BOARD
 - DESIGN REVIEW APPROVAL
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- HISTORIC PRESERVATION BOARD
 - CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - HISTORIC DISTRICT / SITE DESIGNATION
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- PLANNING BOARD
 - CONDITIONAL USE PERMIT
 - LOT SPLIT APPROVAL
 - MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- FLOOD PLAIN MANAGEMENT BOARD
 - FLOOD PLAIN WAIVER

- OTHER _____

SUBJECT PROPERTY ADDRESS: 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 A"

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: qboyer101@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 ENGINEER 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 seeking a Certificate of Appropriateness for demolition and design to allow for certain operable windows along the Drexel Avenue facade. Please refer to plans and LOI for more details.

- 4A IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO
- 4B DOES THE PROJECT INCLUDE INTERIOR OR 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.
- 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),

FILE NO. _____

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.

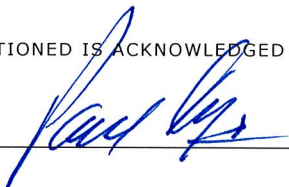
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. 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.

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF _____

COUNTY OF _____

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

Sworn to and subscribed before me this 18th 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.

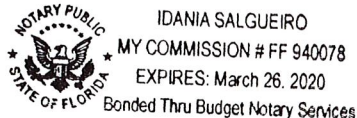
Personally known to me

NOTARY SEAL OR STAMP

Idania Salgueiro
NOTARY PUBLIC

PRINT NAME

My Commission Expires::



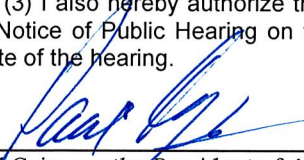
FILE NO. _____

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 18th 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 to me:



NOTARY PUBLIC

NOTARY SEAL OR STAMP



IDANIA SALGUEIRO
MY COMMISSION # FF 940078
EXPIRES: March 26, 2020
Bonded Thru Budget Notary Services

My Commission Expires

Idania Salgueiro

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the 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
<u>Paul L. Cejas, President</u> <u>420 Lincoln Road, Suite 330</u> <u>Miami Beach, Florida 33139</u>	<u>100%</u>

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

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

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% OF INTEREST

NOTE: Notarized signature required on page 9

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Michael Larkin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
c. <u>Maritza Haro</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
c. <u>Sebastian Velez</u>	<u>420 Lincoln Road, Suite 600, Miami Beach, FL 33139</u>	<u>(786) 246-4857</u>

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.

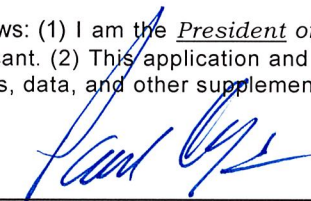
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF _____

COUNTY OF _____

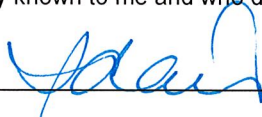
I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the applicant, 420 Lincoln Road Development, LLC, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, 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 18th 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 to me:



NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:



PRINT NAME

FILE NO. _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 11/28/2016

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

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).

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

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

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

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:

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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: STANDARD PARKING CORPORATION IL
 IN CARE OF:
 ADDRESS: CHICAGO, IL 60611-0539

RECEIPT NUMBER: RL-10005070
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No: 0232340060040

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

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

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

PARK @ 420 &
 SHOPPES @ 420

Storage Locations:

TRADE ADDRESS: 1601 DREXEL AVE

Code 001707	Certificate of Use/Occupation PARKING GARAGE
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CERTIFICATE OF USE	700
C_U # OF UNITS	1
PARKING GARAGE	Y
SELF_PARKING	Y

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

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

MIAMI, FL 33136-3047





BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ON-LINE FILING

November 29, 2016

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

Re: Certificate of Appropriateness for Demolition and Design for the Property
Located at 1601 Drexel Avenue, Miami Beach, Florida 33139

Dear Tom:

This law firm represents 420 Lincoln Road Development, LLC (the "Applicant") with regard to the property located at 1601 Drexel Avenue ("Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for Demolition and Design.

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.

Development Program. The redevelopment of this Property was approved in 2009. Since that time the Applicant has been seeking the ideal tenant for the ground floor spaces. As a long-time property owner, the Applicant seeks to have a tenant that can add to the community and provide a service that considers the

Mr. Thomas Mooney
Planning Director
November 29, 2016
Page 2 of 3

need of the neighborhood. After careful consideration and the Applicant found the ideal tenant for the Property in Time Out Market ("TOM").

Time Out is the leading worldwide guide to art and entertainment, food and drink, film, travel and more. TOM 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 platform features local art, master chef classes and/or demonstrations, 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.

TOM proposes to bring this culinary and cultural experience to the neighborhood. In order to elevate this experience, TOM through the Applicant proposed to create some operable windows along the Drexel Avenue façade. This will create a symbiotic relationship between the neighborhood and the cultural experience occurring within the facility. As a result, the Applicant seeks a Certificate of Appropriateness for demolition and design for a renovation of the building façade. The proposed operable windows fit the context of the neighborhood and would be closed during specified hours.

TOM has 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.

Mr. Thomas Mooney
Planning Director
November 29, 2016
Page 3 of 3

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.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for demolition and design. The proposed operable windows complements the existing design and will not have any adverse impact on the surrounding area. Rather, the proposed design revisions will be a visual and cultural improvement. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Monika Entin', with the word 'for' written below it.

Monika Entin

Attachments

cc: Ms. Debbie Tackett
Mr. Jake Seiberling



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,

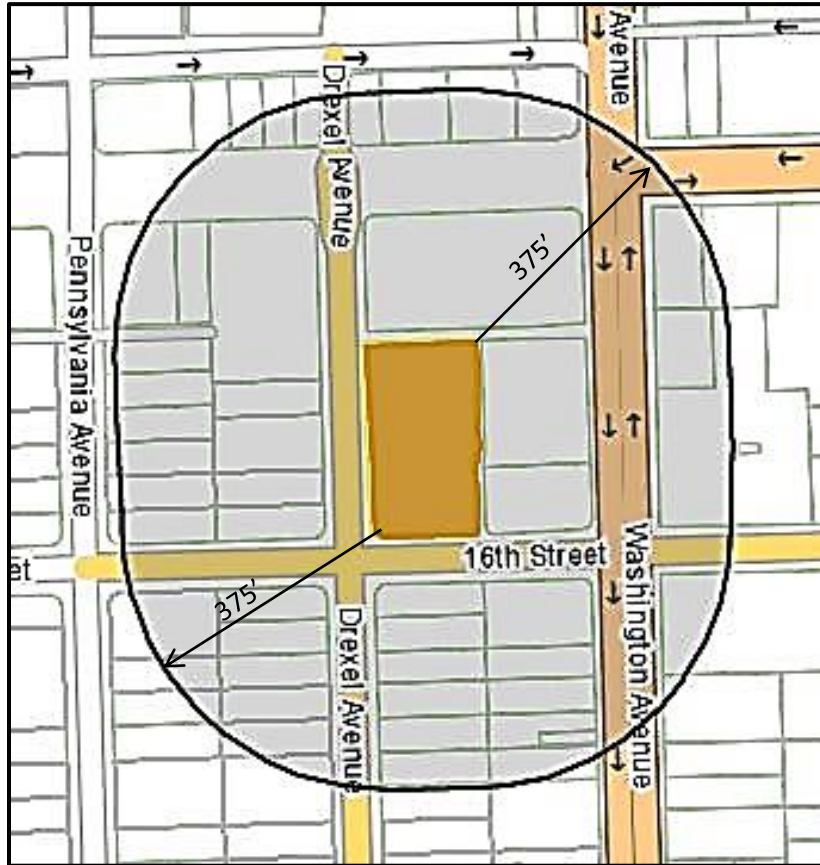
Rio Development Resources, LLC

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 LINCOLN 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 #55	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 RODRIGUEZ	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	WOODBIDGE	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 PENICHER	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 #65	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
LEDFOED
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 RODRIGUEZ
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
WOODBIDGE, 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 PENICHER
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

MIAMI BEACH

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	Required	Provided
1	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE 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 (2) 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 <u>mechanical equipment plan</u> 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 - <u>storefront area</u>	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	<u>Signage plan</u>		
28	<u>lighting w/in storefront</u>		

not for H.P.B.

Indicate N/A If Not Applicable

Initials:

MIAMI BEACH

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		
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)	PB	
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 _____	PB	
45	Floor Plan (dimensioned)		
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:

MIAMI BEACH

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		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

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.

Monika Entin for Monika Entin
APPLICANT'S OR DESIGNEE'S SIGNATURE

11/16/16
Date

Indicate N/A If Not Applicable

Initials: 