

**RESOLUTION 22-23-04**

**A RESOLUTION OF THE EXECUTIVE COMMITTEE OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC., EXPRESSING SUPPORT FOR THE APPLICATION BY KK 1665 WASHINGTON, LLC, FOR A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A MIXED-USE DEVELOPMENT WITH CLASS-A OFFICE SPACE ON THE PROPERTIES LOCATED AT 1665 AND 1667 WASHINGTON AVENUE**

**WHEREAS**, the Lincoln Road Business Improvement District, Inc., (“LRBID”) wishes to promote and encourage the continued development of Miami Beach and a vibrant Lincoln Road mixed-use neighborhood, providing a dynamic setting that meets the needs of businesses and residents alike; and

**WHEREAS**, the properties located at 1665 and 1667 Washington Avenue (collectively, the “Property”) currently contain an office tower and surface parking lot, respectively; and

**WHEREAS**, the Property is zoned CD-3, Commercial High Intensity District, which allows for a range of business, office, and commercial uses; and

**WHEREAS**, KK 1665 Washington, LLC, (the “Applicant”) is seeking a Certificate of Appropriateness from the City of Miami Beach Historic Preservation Board to demolish the existing noncontributing structure and construct a six-story development with Class-A office space, ground-floor retail, and a landscaped rooftop deck (the “Project”) on the Property; and

**WHEREAS**, on September 20, 2022, the City of Miami Beach Planning Board reviewed the Project and approved a Conditional Use Permit for its completion; and

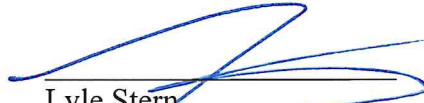
**WHEREAS**, the Project, if realized, would be compatible with the surrounding area’s character, would help diversify Miami Beach’s tourist-centric economy, and would contribute to the continued growth of Lincoln Road.

**NOW, THEREFORE, BE IT RESOLVED BY THE EXECUTIVE COMMITTEE OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC.:**

**Section 1.** The Executive Committee of the LRBID hereby expresses its support for the Applicant’s application for a Certificate of Appropriateness to demolish the existing structure and construct a mixed-use development on the properties located at 1665 and 1667 Washington Avenue.

**Section 2.** The Executive Committee of the LRBID hereby directs the Executive Director of the LRBID to transmit a copy of this resolution to the City Commission and the City Manager of the City of Miami Beach.

Approved and presented by the Executive Committee of the Lincoln Road Business Improvement District, Inc., on this 28th day of October of 2022.



Lyle Stern  
President  
Lincoln Road Business Improvement District, Inc.