

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: 947 Lincoln Road, Miami Beach, Florida 33139

LEGAL DESCRIPTION: PLEASE SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3234-018-0010

FILE NO. _____

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

NAME 947 Lincoln Road Investments, Inc.
ADDRESS 940 Lincoln Road, Ste 301, Miami Beach, FL
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

■ ATTORNEY:

NAME Michael W. Larkin / Carli Koshal
ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, Florida 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com / ckoshal@brzoninglaw.com

■ AGENT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

- ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Bernard Zyscovich
ADDRESS 100 Biscayne Blvd., Suite 2700, Miami, Florida 33132
BUSINESS PHONE (305) 372-5222 CELL PHONE _____
E-MAIL ADDRESS _____

FILE NO. _____

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

Certificate of Appropriateness and Variances related to the proposed structure for 947 Lincoln

Road

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) _____SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). _____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: _____

Manager of 947 Lincoln Road Investments, Inc.

FILE NO. _____

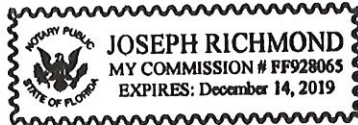
OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Dade

Don Zwick, 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 27th day of December, 2016. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

NOTARY PUBLIC

PRINT NAME

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

(Circle one)

STATE OF _____

COUNTY OF _____

_____, being duly sworn, depose and certify as follows: (1) I am the Manager of 947 Lincoln Road Investments, Inc. (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.

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:

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Dade

_____, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Esq. /Carli Koshal, Esq. 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.

_____, Manager of 947 Lincoln Road Investments, Inc.
Print name (and Title, if applicable)



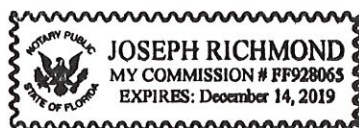
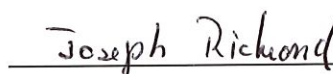
SIGNATURE

Sworn to and subscribed before me this 27th day of December, 2016. The foregoing instrument was acknowledged before me by _____, of _____, 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

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.*

947 Lincoln Road Holdings, LLC
NAME

N/A
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.*

947 Lincoln Road Investments, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Leon Zwick, 940 Lincoln Road, Ste 301, Miami Beach

100%

947 Lincoln Road Invests Inc

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

100 % 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. <u>Michael Larkin / Carli Koshal</u>	<u>200 S. Biscayne Blvd, Ste 850, Miami</u>	<u>305-374-5300</u>
b. <u>Bernard Zyscovich</u>	<u>100 Biscayne Blvd, Ste 2700, Miami</u>	<u>(305) 372-5222</u>
c. _____	_____	_____

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.

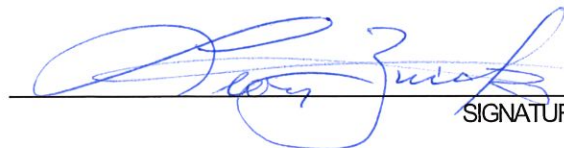
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Dade

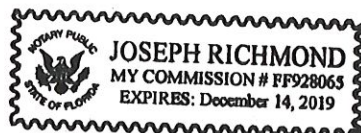
_____, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.


SIGNATURE

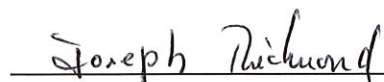
Sworn to and subscribed before me this 27th day of December, 2016. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.


NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:


PRINT NAME

FILE NO. _____

Exhibit A

Legal Description

Lot 1 in Block 37 of COMMERCIAL SUBDIVISION
according to the Plat thereof, as recorded
in Plat Book 6, at Page 5, of the Public
Records of Dade County, Florida.



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@BRZoningLaw.com

VIA HAND-DELIVERY

February 16, 2017

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

Re: Request for Certificate of Appropriateness for Design and Demolition regarding
947 Lincoln Road (1657 Michigan Avenue), Miami Beach

Dear Mr. Mooney:

This law firm represents 947 Lincoln Road Investments, Inc. (the "Applicant") with regard to the above-referenced property (the "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.

Description of Property. The Property is located at the northeast corner of the intersection between Lincoln Road and Michigan Avenue. It is located in the CD-3 Commercial High Intensity zoning district, the Flamingo Park local Historic District and the Miami Beach Architectural District in the National Register of Historic Districts. Miami-Dade County's Office of the Property Appraiser identifies the Property by Folio Number 02-3234-018-0010. The Property contains a retail structure, originally constructed in 1924 and designed by William F. Brown in a Spanish Mediterranean style.

In 1938, the Lincoln Road frontage of the structure was demolished and reinvented by architect L. Murray Dixon with New Moderne features, including a cupola at the building entrance at the corner of Lincoln Road and Michigan Avenue. Interestingly, the rear portion of structure, facing Michigan Avenue, was retained in its original state. However, in 1956, the structure was modified again and the Lincoln Road frontage, as well as the front entrance were again remodeled. Notably, the cupola that Dixon designed for the structure was removed at that time. The structure is accordingly a hodgepodge of design and remodeling- with the exception of the south elevation along Michigan Avenue, which still contains a portion of the original Mediterranean style wall.

Description of Development Program. The Applicant is proposing to renovate and restore the original, historic Michigan Avenue façade and create a new, modern building behind it. The design hodgepodge at the entrance of the structure and along Lincoln Road will be demolished and replaced with new construction, which pays tribute to, but does not recreate the Property's original design.

The proposed structure will be two (2) stories in height and will contain approximately 14,807 square feet. The proposed design will feature a mix of materials which pay tribute to Lincoln Road and Miami Beach's history. There will be natural stone accents at both the front and rear stone finish, as well as a unique copper frame which delineates the bounds of the new construction.

Variance Requests. In order to have a successful retail project along Lincoln Road, the Applicant seeks a variance of the loading space requirements and an accompanying rear setback variance. This Property is relatively long and narrow- and has successfully operated without an off-street loading area since the Property was originally developed. While the loading zone will be eliminated, the City has created loading zones for properties in this area within the existing alleys and surrounding roadways. Pursuant to the Parking Director, an effort is being made to restrict deliveries within the City. Therefore, AL (alley loading) permits are being issued in order to have vehicles under 10,000 pounds make deliveries through alleys adjacent to properties. Furthermore, the City is creating freight loading areas along cross streets, which will permit larger vehicles to also make deliveries without obstructing traffic. It should be noted that there are two (2) City loading zones on Michigan Avenue immediately to the west of the Property.

Granting the variances requested will enable the Applicant to renew this structure and provide a new building that will activate this visibly deteriorating corner.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all hardship criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The historic nature of the existing building, the configuration of buildings along Lincoln Road and Lincoln Lane, and the relative narrowness of the Property are special conditions which are peculiar to the Property. The historic retail structure was constructed on the Property in 1924. The Applicant is proposing to restore the rear portion of the structure and construct an addition which complements the historic building. Adding a loading zone would require significant demolition of what is effectively the only currently- remaining part of the original building.

Deference to, and restoration of, the historic structures represent a special circumstance which is peculiar to the Property.

It's also important to note that the Property is long and narrow relative to most other parcels along Lincoln Road- many of which have been aggregated and redeveloped over time. Most Properties, even the recently redeveloped parcels, do not provide off-street loading. Instead, most Properties use Lincoln Lane for loading and rear access purposes.

- (2) **The special conditions and circumstances do not result from the action of the applicant;**

The historic nature of the existing building, the configuration of buildings along Lincoln Road and Lincoln Lane, and the relative narrowness of the Property are not special conditions which results from any action taken by the Applicant.

- (3) **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The Code allows other similarly situated property owners to seek similar variances to accommodate both preservation of historic structures and the addition of new components. In fact, Lincoln Road parcels are characterized by parcel which have sought loading variances due to the historic layout of this retail area. Therefore, granting these variances will not confer any special privilege on the Applicant.

- (4) **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The Applicant is seeking to update a portion of iconic Lincoln Road, while acknowledging a preserving a piece of its history. Other property owners are already permitted loading capabilities similar to the Applicant's request. In fact, there is already City-wide, City sanctioned movement to permit communal loading areas like those the Applicant proposes to take advantage of

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

The request is the minimum variance necessary to allow the Applicant to make full use of his Property. The Applicant is requesting to use the off-street loading facilities which other businesses and property owners in the area currently avail themselves of.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

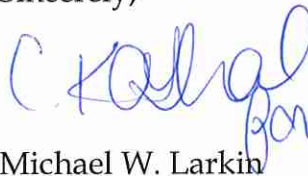
These variances will not be injurious to the area or otherwise detrimental to the public welfare. In fact, this variance will facilitate preservation of a piece of historic Lincoln Road- a tenant which is central to the land development regulations for historic districts.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board of adjustment voting on the applicant's request.**

These variances requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for demolition and design, as well as loading and setback variances. The proposed design is not only respectful of the original design, but actually celebrates and incorporates it into the final design, particularly through the material choices. The proposed project will not have any adverse impact on the surrounding area and will, in fact, visibly improve this area with its outstanding design. 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) 377-6231.

Sincerely,



Michael W. Larkin



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

December 16, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 947 Lincoln Road aka 1657 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0010

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 1 BLK 37

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: **138, including 2 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.

SAMEER MERCHANT
18 HARBOUR ST #1110
TORONTO ONT M5J 2Z6
CANADA

STEVEN & HOWARD & SHEILA OLIVER %
SHEILA OLIVER
2 COVINGTON ROAD PH208
TORONTO ON M6A 3E2
CANADA

1000 LINCOLN ROAD LLC
1000 LINCOLN RD STE 210
MIAMI BEACH, FL 33139

1020 LINCOLN ROAD LLC
1000 LINCOLN ROAD SUITE 210
MIAMI BEACH, FL 33139

1024 LINCOLN ROAD LLC
1407 BROADWAY 41ST FLOOR
NEW YORK, NY 10018

1680 LLC
1060 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

1680 MICHIGAN AVE LLC SUITE 810
360 W ILLINOIS ST #605
CHICAGO, IL 60654

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

17TH ST PARTNERS LLC
230 FIFTH ST
MIAMI BEACH, FL 33139-6602

28 X INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

440 SOMMA LLC
411 MICHIGAN AVE
MIAMI BEACH, FL 33139

805 MICHIGAN AVE LLC
1680 MICHIGAN AVE #805
MIAMI BEACH, FL 33139

910 LINCOLN LLC C/O INVESCO ADVISORS
INC
13155 NOEL RD STE 500
DALLAS, TX 75240

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

918 STAR LLC C/O TRISTAR CAPITAL
590 MADISON AVE 21 FL
NEW YORK, NY 10022

940 LINCOLN RD ENTERPRISES INC
940 LINCOLN RD STE 301
MIAMI BEACH, FL 33139-2627

947 LINCOLN RD INVESTMENTS INC
940 LINCOLN RD STE 301
MIAMI BEACH, FL 33139

ADRIENNE I HARROW
3700 WINDMEADOWS BLVD #215
GAINESVILLE, FL 32608

ALEKSEI STALNOV
1618 MICHIGAN AVE #26
MIAMI BEACH, FL 33139

ALEKSEI STALNOV
1618 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

ALESSANDRA NGUYEN MANORY PRES
1618 MICHIGAN AVE #38
MIAMI BEACH, FL 33139

ALLISON MANAGEMENT INC
1680 MICHIGAN AVE PH 3
MIAMI BEACH, FL 33139-2514

ALMA PROP INC
2650 BISCAYNE BLVD
MIAMI, FL 33137-4531

AMANDA B CAMARA
1698 JEFFERSON AVE #50
MIAMI BEACH, FL 33139

ANA ARRISSE ALONSO JTRS ANA MARIA
ALONSO JTRS
1698 JEFFERSON AVE # 12-A
MIAMI BEACH, FL 33139

ARILOU LLC
1680 MICHIGAN AVE STE #1014
MIAMI BEACH, FL 33139

ARMANDO ALVAREZ
1698 JEFFERSON AVE UNIT 18
MIAMI BEACH, FL 33139-7639

ASPEN PARTNERS 1680 LLC
5415 COLLINS AVE #302
MIAMI BEACH, FL 33140-2556

BATCHELOR FOUNDATION INC
1680 MICHIGAN AVE PH1
MIAMI BEACH, FL 33139-2514

BELY TATIANA ALLEMANT DOMINIK BOSSART
325 MERDIAN AVE #11
MIAMI BEACH, FL 33139

BENK USA LLC
3056 M ST 3 FLR
GEORGETOWN, DC 20007

BLOWN UP LLC
1680 MICHIGAN AVE #1001A
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001B
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001C
MIAMI BEACH, FL 33139-2549

BLOWN UP LLC
1680 MICHIGAN AVE #1001D
MIAMI BEACH, FL 33139-2549

BLUE SKY MIAMI INC
1680 MICHIGAN AVE #908
MIAMI BEACH, FL 33139-2550

BOBBY BELL CECILIA BELL
2615 LARKIN ST
SAN FRANCISCO, CA 94109

CAMILLE PUJOS C/O BARNES INTER PROP
CONSULTAN
1150 SW 22 ST
MIAMI, FL 33129

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARLOS A ZEVALLOS JR
1618 MICHIGAN AVE #36
MIAMI BEACH, FL 33139-2537

CHRISTOPHER HANDLEY
1698 JEFFERSON AVE #15
MIAMI BEACH, FL 33139-7639

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

COLEMAC LLC
92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

CONRADO ALPIZAR & MARIA B DE LA
CAMARA JTRS
1698 JEFFERSON AVE #7
MIAMI BCH, FL 33139-7639

DAMI ENTERPRISES LLC
55 PASSAIC AVE
KEARNY, NJ 07032

DEUTSCHE BANK NATIL TRUST CO TRS C/O
OCWEN LOAN SERVICING LLC INDYMAC INDX
MORTG LOAN TR
1661 WORTHINGTON RD 100
WEST PALM BEACH, FL 33409

DORA L CARDENAS EUNICE FERNANDEZ
1 HORIZON RD 401
FORT LEE, NJ 07024

DORSTEN HOLDINGS CORP
5959 COLLINS AVE 1705
MIAMI BEACH, FL 33140

DSD CAPITAL LLC
450 ALTON RD 1702
MIAMI BEACH, FL 33139

EDGARDO MARIN
1618 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

ELIZABETH A PICOT DANIEL PICOT
1307 CASTLE PINES CIR
ST AUGUSTINE, FL 32092

EVA LUISI
20 PINECREST RD
JERSEY CITY, NJ 07305

FEDO LLC
1112 N MIAMI AVE 2 FL
MIAMI, FL 33136

FILIPA LLC
650 NE 52 TER
MIAMI, FL 33137

FIVE POINTS METROPOLITAN LLC
730 12 ST #11
MIAMI BEACH, FL 33139

FRONTIER INTERNATIONAL LLC
1852 NE 144 ST
NORTH MIAMI, FL 33181

GOMBINSKI PROPERTIES LTD PTNSH %
STEVEN GOMBINSKI
3737 COLLINS AVE PH2
MIAMI BEACH, FL 33140

GREGORY ULTO
1481 EAST 45 ST
BROOKLYN, NY 11234

GUDRUN FOSSE
315 EAST 52 ST #4
NEW YORK, NY 10022

HORTENSIA PEREZ
1698 JEFFERSON AVE 38
MIAMI BEACH, FL 33139-7640

HOWARD STEVEN AXELMAN TRS
1698 JEFFERSON AVE #17
MIAMI BEACH, FL 33139

HUGO FERNANDEZ
1698 JEFFERSON AVE #49
MIAMI BEACH, FL 33139-7640

IM JEFFERSON LLC
530 SW 24 RD
MIAMI, FL 33129

ISABELLA ARCHER
1698 JEFFERSON AVE UNIT 37
MIAMI BEACH, FL 33139-7640

JEFFREY W CHUNG PORNPUN V MARISI
1698 JEFFERSON AVE APT 1
MIAMI BEACH, FL 33139

JOSE M GABILONDO JR
1698 JEFFERSON AVE #34
MIAMI BEACH, FL 33139-7640

JOSE Y VAZQUEZ &W LINDA S VAZQUEZ
200 PARK AVE SOUTH 8TH FLR
NEW YORK, NY 10003

JULIANNE M LAKE &H RYAN M POGOZALSKI
1087 MORSE AVE
CINCINNATI, OH 45246

JUSTIN PANZARELLA
1698 JEFFERSON AVE #22
MIAMI BEACH, FL 33139

KALVIN SOKOL &W HILDA R
1698 JEFFERSON AVE UNIT 36
MIAMI BEACH, FL 33139-7640

KENNETH FIRPO
240 KENT AVE STE# B30
BROOKLYN, NY 11249

LCKME LLC
285 N.COCONUT LN
MIAMI BEACH, FL 33139

LEANDRO GARCIA
1698 JEFFERSON AVE UNIT 23
MIAMI BEACH, FL 33139

LENOX AVE I LLC C/O MERCHANTS NATL
PROPERTIES INC
708 THIRD AVE
NEW YORK, NY 10017

LGFG LLC
1680 MICHIGAN AVE STE 912
MIAMI BEACH, FL 33139

LINCOLN 845 LLC % JENEL MGMT CORP
275 MADISON AVE # 702
NEW YORK, NY 10016

LITOIL CORPORATION
900 BISCAYNE BLVD # 601
MIAMI, FL 33132

LUCINDA MARIA ALONSO
1698 JEFFERSON AVE UNIT 33
MIAMI BEACH, FL 33139

LUCY A ARITA
1698 JEFFERSON AVE #48
MIAMI BEACH, FL 33139-7640

LUXE LIVING REALTY LLC
407 LINCOLN RD #9D
MIAMI BEACH, FL 33139

MAC ALTON LLC
1261 20 ST
MIAMI BEACH, FL 33139

MAGDIEL PADRON MARTHA CHINEA
1698 JEFFERSON AVE # 21
MIAMI BEACH, FL 33139

MARIA B GALANO MAUGHAN
1698 JEFFERSON AVE #10
MIAMI BEACH, FL 33139

MARIA E ALVAREZ
1698 JEFFERSON AVE # 19
MIAMI BEACH, FL 33139

MARIA ELENA ALVAREZ ARMANDO ERNESTO
ALVAREZ
1698 JEFFERSON AVE 16
MIAMI BEACH, FL 33139

MARK I INVESTMENTS USA LLC
1680 MICHIGAN AVE #803
MIAMI BEACH, FL 33139

MARY J HOLLAND
1698 JEFFERSON AVE #24
MIAMI BEACH, FL 33139-7639

MARY JANE HOLLAND
1698 JEFFERSON AVE UNIT 24
MIAMI BEACH, FL 33139-7639

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

MEISL USA LLC
1618 MICHIGAN AVE #21
MIAMI BEACH, FL 33139-2535

MHUB MIAMI LLC
1680 MICHIGAN AVE #800
MIAMI BEACH, FL 33139

MICHAEL P KANAMINE
1618 MICHIGAN AVE #7
MIAMI BEACH, FL 33139

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

MIRIAM JACQUELINE DE LA TORRE
1030 SW 75 AVE
MIAMI, FL 33144

MOSHE SAS DALIA SAS
290-174 ST UNIT 1805
SUNNY ISLES BEACH, FL 33160

MYESTATES II CORP C/O SHUTTS & BOWEN
LLP
201 S BISCAYNE BLVD #1500
MIAMI, FL 33131

NAHLA APARTMENTS LLC
1500 BAY RD UNIT 1464S
MIAMI BEACH, FL 33139

NAHLA USA PROPERTIES LLC
1500 BAY RD 1464S
MIAMI BEACH, FL 33139

NATIVIDAD TALAMAS
1698 JEFFERSON AVE #32
MIAMI BEACH, FL 33139-7640

NAWAL DEUTSCH AKRAM ELFEDI AHMED
ELFEKI
1698 JEFFERSON AVE #20
MIAMI BEACH, FL 33139

NICHOLE RUSSELL
358 COMMONWEALTH AVE 14
BOSTON, MA 02115

NICOLAS PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

OSCAR CAMARA JTRS OSCAR J CAMARA
JTRS
1698 JEFFERSON AVE APT 31
MIAMI BEACH, FL 33139

PJUR GROUP USA LLC
1680 MICHIGAN AVE #920
MIAMI BEACH, FL 33139-2550

PLAYA RETAIL INVESTMENTS LLC
270 BISCAYNE BLVD WAY STE 201
MIAMI, FL 33131

RC LINCOLN RD HOLDINGS LLC C/O CROWN
767 FIFTH AVENUE #24 FLR
NEW YORK, NY 10153

REYNOLD L STONE &W ANN E STONE
1698 JEFFERSON AVE #27
MIAMI BEACH, FL 33139

RICARDO E PUJALS
1698 JEFFERSON AVE #42
MIAMI BEACH, FL 33139-7640

RICHARD FRANK
1698 JEFFERSON AVE 29
MIAMI BEACH, FL 33139

ROBERT WILLIAM TIMMS TRS
1211 CONSTITUTION AVE NE
WASHINGTON, DC 20002

RODRIGO SALEM
5640 COLLINS AVE #5C
MIAMI BEACH, FL 33140

ROMINA NAPARSTEK
1698 JEFFERSON AVE #12
MIAMI BEACH, FL 33139

S G J HOLDINGS INC
5870 SW 104TH ST
MIAMI, FL 33156

SAM STRAUCH LLC
1750 JAMES AVE #3A
MIAMI BEACH, FL 33139-7500

SOUTH BEACH CONSULTING INC
1521 ALTON RD 737
MIAMI BEACH, FL 33139

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

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

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 1B
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 3B
MIAMI BEACH, FL 33139-2602

SOUTHSTAR LLC
600 WASHINGTON AVE #2500
ST LOUIS, MO 63101

STEPHEN H BOURIE &W MICHELLE A BOURIE
1698 JEFFERSON AVE #44
MIAMI BEACH, FL 33139

SUITE 1015 LLC
1680 MICHIGAN AVE
MIAMI BEACH, FL 33139

SUITE 817 LLC
814 W DILIDO DR
MIAMI BEACH, FL 33139

SUPER LINCOLN LLC
3801 COLLINS AVE L4
MIAMI BEACH, FL 33140

SUSAN GOLDSTEIN
1311 BRIGHTWATER #2B
BROOKLYN, NY 11235

SUSANA PENA PEDRO PABLO PORBEN
938 MANITOBA DR
BOWLING GREEN, OH 43402

THE ALLAN & MILDRED BERK FAMILY LIMITED
PARTNERSHIP
8905 SW 61 CT
MIAMI, FL 33156-1944

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

THECLUB LLC
1335 S VENETIAN WAY
MIAMI BEACH, FL 33139

THOMAS MICHAEL REIMANN
1698 JEFFERSON AVE #8
MIAMI BEACH, FL 33139-7639

THOMAS SONGIN
1698 JEFFERSON AVE UNIT 46
MIAMI BEACH, FL 33139

TMAR ALLIANCE CORP
1680 MICHIGAN AVE #735
MIAMI BEACH, FL 33139

TYPHOON PROPERTIES LLC
1680 MICHIGAN AVE #1000A
MIAMI BEACH, FL 33139

TYPHOON PROPERTIES LLC
300 S POINTE DR #703
MIAMI BEACH, FL 33139

VIVIAN BEATRIZ GONZALEZ
6481 SW 85 ST
MIAMI, FL 33143-7939

W INTERNATIONAL LLC
1680 MICHIGAN AVE SUITE 820
MIAMI BEACH, FL 33139

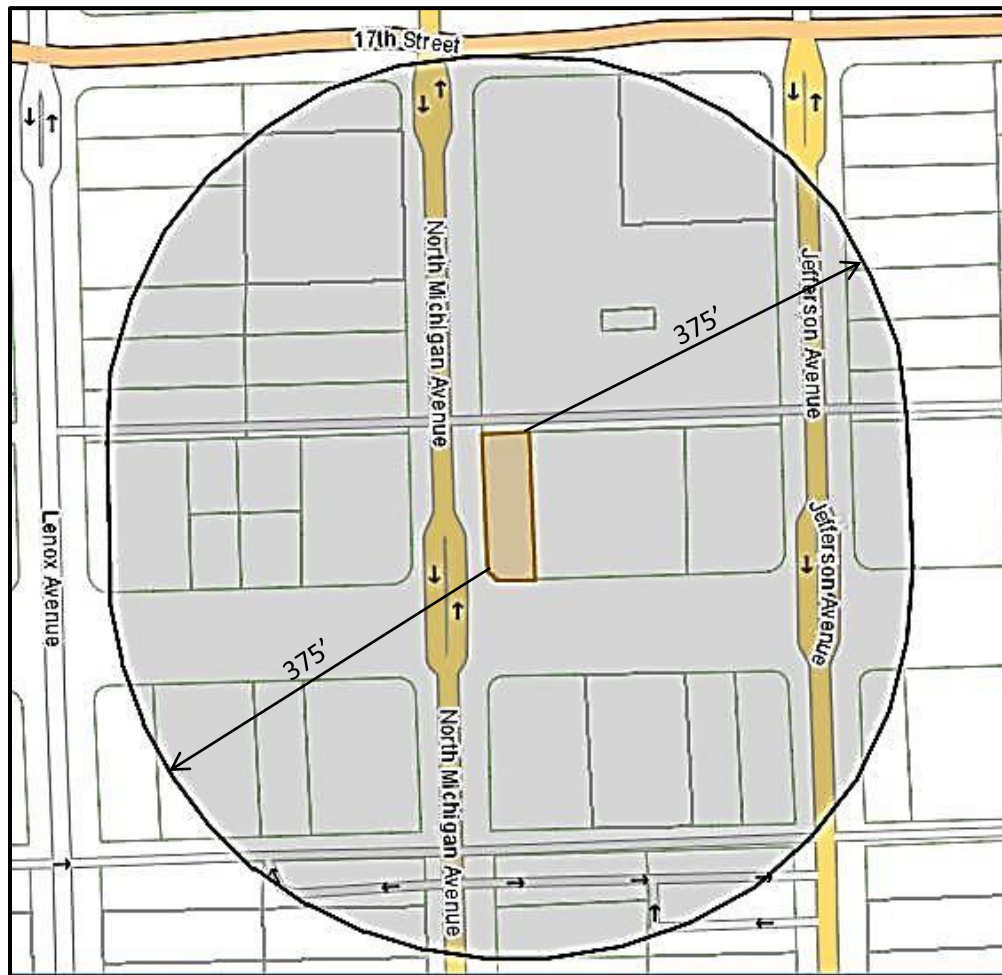
WANDERLUST RENTALS LLC
PO BOX 402247
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
STEVEN & HOWARD & SHEILA OLIVER % SHEILA OLIVER	2 COVINGTON ROAD PH208	TORONTO ON M6A 3E2			CANADA
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1680 LLC	1060 KANE CONCOURSE	BAY HARBOR ISLANDS	FL	33154	USA
1680 MICHIGAN AVE LLC SUITE 810	360 W ILLINOIS ST #605	CHICAGO	IL	60654	USA
1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV	1185 AVE OF THE AMERICAS 18TH FLR	NEW YORK	NY	10036-2601	USA
17TH ST PARTNERS LLC	230 FIFTH ST	MIAMI BEACH	FL	33139-6602	USA
28 X INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
440 SOMMA LLC	411 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
805 MICHIGAN AVE LLC	1680 MICHIGAN AVE #805	MIAMI BEACH	FL	33139	USA
910 LINCOLN LLC C/O INVESCO ADVISORS INC	13155 NOEL RD STE 500	DALLAS	TX	75240	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
947 LINCOLN RD INVESTMENTS INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139	USA
ADRIENNE I HARROW	3700 WINDMEADOWS BLVD #215	GAINESVILLE	FL	32608	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALLISON MANAGEMENT INC	1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMANDA B CAMARA	1698 JEFFERSON AVE #50	MIAMI BEACH	FL	33139	USA
ANA ARRISSO ALONSO JTRS ANA MARIA ALONSO JTRS	1698 JEFFERSON AVE # 12-A	MIAMI BEACH	FL	33139	USA
ARILOU LLC	1680 MICHIGAN AVE STE #1014	MIAMI BEACH	FL	33139	USA
ARMANDO ALVAREZ	1698 JEFFERSON AVE UNIT 18	MIAMI BEACH	FL	33139-7639	USA
ASPEN PARTNERS 1680 LLC	5415 COLLINS AVE #302	MIAMI BEACH	FL	33140-2556	USA
BACHELOR FOUNDATION INC	1680 MICHIGAN AVE PH1	MIAMI BEACH	FL	33139-2514	USA
BELY TATIANA ALLEMANT DOMINIK BOSSART	325 MERDIAN AVE #11	MIAMI BEACH	FL	33139	USA
BENK USA LLC	3056 M ST 3 FLR	GEORGETOWN	DC	20007	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001A	MIAMI BEACH	FL	33139-2549	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001B	MIAMI BEACH	FL	33139-2549	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001C	MIAMI BEACH	FL	33139-2549	USA
BLOWN UP LLC	1680 MICHIGAN AVE #1001D	MIAMI BEACH	FL	33139-2549	USA
BLUE SKY MIAMI INC	1680 MICHIGAN AVE #908	MIAMI BEACH	FL	33139-2550	USA
BOBBY BELL CECILIA BELL	2615 LARKIN ST	SAN FRANCISCO	CA	94109	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CHRISTOPHER HANDLEY	1698 JEFFERSON AVE #15	MIAMI BEACH	FL	33139-7639	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COLEMAC LLC	92 LA GORCE CIRCLE	MIAMI BEACH	FL	33141	USA
CONRADO ALPIZAR & MARIA B DE LA CAMARA JTRS	1698 JEFFERSON AVE #7	MIAMI BCH	FL	33139-7639	USA
DAMI ENTERPRISES LLC	55 PASSAIC AVE	KEARNY	NJ	07032	USA
DEUTSCHE BANK NATIL TRUST CO TRS C/O OCWEN LOAN SERVICING LLC INDYMAC INDX MORTG LOAN TR	1661 WORTHINGTON RD 100	WEST PALM BEACH	FL	33409	USA

DORA L CARDENAS EUNICE FERNANDEZ	1 HORIZON RD 401	FORT LEE	NJ	07024	USA
DORSTEN HOLDINGS CORP	5959 COLLINS AVE 1705	MIAMI BEACH	FL	33140	USA
DSD CAPITAL LLC	450 ALTON RD 1702	MIAMI BEACH	FL	33139	USA
EDGARDO MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
ELIZABETH A PICOT DANIEL PICOT	1307 CASTLE PINES CIR	ST AUGUSTINE	FL	32092	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
FEDO LLC	1112 N MIAMI AVE 2 FL	MIAMI	FL	33136	USA
FILIPA LLC	650 NE 52 TER	MIAMI	FL	33137	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FRONTIER INTERNATIONAL LLC	1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
GOMBINSKI PROPERTIES LTD PTNSH % STEVEN GOMBINSKI	3737 COLLINS AVE PH2	MIAMI BEACH	FL	33140	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GUUDRUN FOSSE	315 EAST 52 ST #4	NEW YORK	NY	10022	USA
HORTENSIA PEREZ	1698 JEFFERSON AVE 38	MIAMI BEACH	FL	33139-7640	USA
HOWARD STEVEN AXELMAN TRS	1698 JEFFERSON AVE #17	MIAMI BEACH	FL	33139	USA
HUGO FERNANDEZ	1698 JEFFERSON AVE #49	MIAMI BEACH	FL	33139-7640	USA
IM JEFFERSON LLC	530 SW 24 RD	MIAMI	FL	33129	USA
ISABELLA ARCHER	1698 JEFFERSON AVE UNIT 37	MIAMI BEACH	FL	33139-7640	USA
JEFFREY W CHUNG PORNPUN V MARISI	1698 JEFFERSON AVE APT 1	MIAMI BEACH	FL	33139	USA
JOSE M GABILONDO JR	1698 JEFFERSON AVE #34	MIAMI BEACH	FL	33139-7640	USA
JOSE Y VAZQUEZ &W LINDA S VAZQUEZ	200 PARK AVE SOUTH 8TH FLR	NEW YORK	NY	10003	USA
JULIANNE M LAKE &H RYAN M POGOZALSKI	1087 MORSE AVE	CINCINNATI	OH	45246	USA
JUSTIN PANZARELLA	1698 JEFFERSON AVE #22	MIAMI BEACH	FL	33139	USA
KALVIN SOKOL &W HILDA R	1698 JEFFERSON AVE UNIT 36	MIAMI BEACH	FL	33139-7640	USA
KENNETH FIRPO	240 KENT AVE STE# B30	BROOKLYN	NY	11249	USA
LCKME LLC	285 N.COCONUT LN	MIAMI BEACH	FL	33139	USA
LEANDRO GARCIA	1698 JEFFERSON AVE UNIT 23	MIAMI BEACH	FL	33139	USA
LENOX AVE I LLC C/O MERCHANTS NATL PROPERTIES INC	708 THIRD AVE	NEW YORK	NY	10017	USA
LGFG LLC	1680 MICHIGAN AVE STE 912	MIAMI BEACH	FL	33139	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LITOIL CORPORATION	900 BISCAYNE BLVD # 601	MIAMI	FL	33132	USA
LUCINDA MARIA ALONSO	1698 JEFFERSON AVE UNIT 33	MIAMI BEACH	FL	33139	USA
LUCY A ARITA	1698 JEFFERSON AVE #48	MIAMI BEACH	FL	33139-7640	USA
LUXE LIVING REALTY LLC	407 LINCOLN RD #9D	MIAMI BEACH	FL	33139	USA
MAC ALTON LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MAGDIEL PADRON MARTHA CHINEA	1698 JEFFERSON AVE # 21	MIAMI BEACH	FL	33139	USA
MARIA B GALANO MAUGHAN	1698 JEFFERSON AVE #10	MIAMI BEACH	FL	33139	USA
MARIA E ALVAREZ	1698 JEFFERSON AVE # 19	MIAMI BEACH	FL	33139	USA
MARIA ELENA ALVAREZ ARMANDO ERNESTO ALVAREZ	1698 JEFFERSON AVE 16	MIAMI BEACH	FL	33139	USA
MARK I INVESTMENTS USA LLC	1680 MICHIGAN AVE #803	MIAMI BEACH	FL	33139	USA
MARY J HOLLAND	1698 JEFFERSON AVE #24	MIAMI BEACH	FL	33139-7639	USA
MARY JANE HOLLAND	1698 JEFFERSON AVE UNIT 24	MIAMI BEACH	FL	33139-7639	USA
MCEWAN CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MHUB MIAMI LLC	1680 MICHIGAN AVE #800	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHIGAN AVE INVEST LP ASSIGNEE CITY MIAMI BEACH ECON DEV LESSOR	1185 AVE OF THE AMERICAS 18TH FLR	NEW YORK	NY	10036-2601	USA
MIRIAM JACQUELINE DE LA TORRE	1030 SW 75 AVE	MIAMI	FL	33144	USA

MOSHE SAS DALIA SAS	290-174 ST UNIT 1805	SUNNY ISLES BEACH	FL	33160	USA
MYESTATES II CORP C/O SHUTTS & BOWEN LLP	201 S BISCAYNE BLVD #1500	MIAMI	FL	33131	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NATIVIDAD TALAMAS	1698 JEFFERSON AVE #32	MIAMI BEACH	FL	33139-7640	USA
NAWAL DEUTSCH AKRAM ELFEKI AHMED ELFEKI	1698 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
NICHOLE RUSSELL	358 COMMONWEALTH AVE 14	BOSTON	MA	02115	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
OSCAR CAMARA JTRS OSCAR J CAMARA JTRS	1698 JEFFERSON AVE APT 31	MIAMI BEACH	FL	33139	USA
PJUR GROUP USA LLC	1680 MICHIGAN AVE #920	MIAMI BEACH	FL	33139-2550	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
RC LINCOLN RD HOLDINGS LLC C/O CROWN	767 FIFTH AVENUE #24 FLR	NEW YORK	NY	10153	USA
REYNOLD L STONE &W ANN E STONE	1698 JEFFERSON AVE #27	MIAMI BEACH	FL	33139	USA
RICARDO E PUJALS	1698 JEFFERSON AVE #42	MIAMI BEACH	FL	33139-7640	USA
RICHARD FRANK	1698 JEFFERSON AVE 29	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM TIMMS TRS	1211 CONSTITUTION AVE NE	WASHINGTON	DC	20002	USA
RODRIGO SALEM	5640 COLLINS AVE #5C	MIAMI BEACH	FL	33140	USA
ROMINA NAPARSTEK	1698 JEFFERSON AVE #12	MIAMI BEACH	FL	33139	USA
S G J HOLDINGS INC	5870 SW 104TH ST	MIAMI	FL	33156	USA
SAM STRAUCH LLC	1750 JAMES AVE #3A	MIAMI BEACH	FL	33139-7500	USA
SOUTH BEACH CONSULTING INC	1521 ALTON RD 737	MIAMI BEACH	FL	33139	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD 205	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SOUTHSTAR LLC	600 WASHINGTON AVE #2500	ST LOUIS	MO	63101	USA
STEPHEN H BOURIE &W MICHELLE A BOURIE	1698 JEFFERSON AVE #44	MIAMI BEACH	FL	33139	USA
SUITE 1015 LLC	1680 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
SUITE 817 LLC	814 W DILIDO DR	MIAMI BEACH	FL	33139	USA
SUPER LINCOLN LLC	3801 COLLINS AVE L4	MIAMI BEACH	FL	33140	USA
SUSAN GOLDSTEIN	1311 BRIGHTWATER #2B	BROOKLYN	NY	11235	USA
SUSANA PENA PEDRO PABLO PORBEN	938 MANITOBA DR	BOWLING GREEN	OH	43402	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THECLUB LLC	1335 S VENETIAN WAY	MIAMI BEACH	FL	33139	USA
THOMAS MICHAEL REIMANN	1698 JEFFERSON AVE #8	MIAMI BEACH	FL	33139-7639	USA
THOMAS SONGIN	1698 JEFFERSON AVE UNIT 46	MIAMI BEACH	FL	33139	USA
TMAR ALLIANCE CORP	1680 MICHIGAN AVE #735	MIAMI BEACH	FL	33139	USA
TYPHOON PROPERTIES LLC	1680 MICHIGAN AVE #1000A	MIAMI BEACH	FL	33139	USA
TYPHOON PROPERTIES LLC	300 S POINTE DR #703	MIAMI BEACH	FL	33139	USA
VIVIAN BEATRIZ GONZALEZ	6481 SW 85 ST	MIAMI	FL	33143-7939	USA
W INTERNATIONAL LLC	1680 MICHIGAN AVE SUITE 820	MIAMI BEACH	FL	33139	USA
WANDERLUST RENTALS LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA

375' RADIUS MAP



SUBJECT: 947 Lincoln Road aka 1657 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0010

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 1 BLK 37

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

Address: *947 Lincoln Rd*

Date: *1/24/17*

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	Copy of checklist	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Letter of Intent with details of application request, hardship, etc.	X	
4	Copies of all current or previously active Business Tax Receipts	X	
5	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
6	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
7	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		
8	Architectural Plans and Exhibits	X	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
b	All Applicable Zoning Information (see Zoning Data requirements)	X	
c	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
d	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
e	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
f	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths) Indicate any backflow preventer and FPL vault if applicable	X	
g	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
h	Current, dated color photographs, min 4"x 6" of interior space (no Google images)	X	
i	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	
j	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
k	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
l	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
m	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
n	Proposed Section Drawings	X	
o	Color Renderings (elevations and three dimensional perspective drawings)	X	
9	Landscaping Plans and Exhibits		
a	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	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X	

p. master signage plan

Indicate N/A If Not Applicable

Initials: 

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ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
10	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		
11	A detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	X	
12	Copy of original Building Permit Card, & Microfilm, if available		
13	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	X	
14	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
15	Line of Sight studies		
16	Structural Analysis of existing building including methodology for shoring and bracing	X	
17	Proposed exterior and interior lighting plan, including photometric calculations recommended		
18	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
19	Neighborhood Context Study		
20	Open Space calculations and shaded diagrams		
21	Proposed Operational Plan		
22	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review.	X	
23	Sound Study report (Hard copy) with 1 CD		
24	Set of plans 24"x 36" (when requested by staff)		
25	Copies of previous Recorded Final Orders		
26	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
27	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
28	Site Plan (Identify streets and alleys)		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
29	Floor Plan (dimensioned)		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		
3	Planning Board LOI include and respond to all review guidelines in the code as follows:		
a	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
d	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		

Indicate N/A If Not Applicable

Initials: 

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e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
f	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
30	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	
31	14 collated copies of all the above documents	X	
32	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.


APPLICANT'S OR DESIGNEE'S SIGNATURE

1124/17
Date