

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMI BEACH FL.GOV](http://www.MIAMI BEACH FL.GOV)  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☐ HISTORIC PRESERVATION BOARD
  - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☒ PLANNING BOARD
  - ☒ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
  
- ☒ OTHER Modification of Paragraph 7(i) of the Conditional Use Permit issued on February 28, 2017 for Planning Board File No.: PB16-0066

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: gboyer101@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above  
 ADDRESS Same as above  
 BUSINESS PHONE Same as above CELL PHONE Same as above  
 E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika Entin  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445  
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Maritza Haro  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS MHaro@BRZoningLaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ 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 seeks to modify paragraph 7(i) of the Conditional Use Permit issued on February 28, 2017 PB File No.: PB16-0066 f.k.a. File No. 1929. Specifically, the Applicant proposes to modify the closing times for the interior of the space on Fridays and Saturdays from 2:00AM to 12:00AM, as previously suggested by Planning staff.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☒ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A SQ. FT.

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

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

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. \_\_\_\_\_

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

PRINT NAME: Paul Cejas as President of 420 Lincoln Road Development, LLC

FILE NO. \_\_\_\_\_



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

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 FloridaCOUNTY OF Miami-Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 420 Lincoln Road Development, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

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

Sworn to and subscribed before me this 3rd day of April, 2017. 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.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires::



IDANIA SALGUEIRO

MY COMMISSION # FF 940078

EXPIRES: March 26, 2020

Bonded thru Budget Notary Services

FILE NO. \_\_\_\_\_

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF

COUNTY OF

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the owner of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell & Fernandez, PLLC to be my representative before the Planning 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  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 3<sup>rd</sup> day of April, 2017. 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.

**NOTARY SEAL OR STAMP**

My Commission Expires



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

NOTARY PUBLIC

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 Cejas</u>	<u>100%</u>
<u>420 Lincoln Road, Suite 330</u>	
<u>Miami Beach, Florida 33139</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*

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</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>
d. <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

Florida

COUNTY OF

Miami Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the applicant, 420 Lincoln Road Development, LLC, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

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

Sworn to and subscribed before me this 31st day of April, 2017. 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.

**NOTARY SEAL OR STAMP**

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

My Commission Expires:

Idania Salgueiro  
NOTARY PUBLIC  
PRINT NAME

FILE NO. \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

## EXHIBIT A

Generated On : 11/10/2016

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



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

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
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,099,720	\$15,545,200	\$14,132,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,244,000	\$16,692,000	\$14,132,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,099,720	\$15,545,200	\$14,132,000
<b>Regional</b>			
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:





# **BERCOW RADELL & FERNANDEZ**

**ZONING, LAND USE AND ENVIRONMENTAL LAW**

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

## **VIA ON-LINE FILING**

April 4, 2017

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

Re: Letter of Intent to Modify Paragraphs 7(i) of the Conditional Use Permit issued on February 28, 2017 for Planning Board File No.: PB16-0066 for the Property Located at 1601 Drexel Avenue, Miami Beach, Florida 33139

Dear Tom:

As you know, this law firm represents 420 Lincoln Road Development, LLC (the "Applicant") with respect to modifying paragraph 7(i) of the Conditional Use Permit ("CUP") issued on February 28, 2017 for Planning Board File No.: PB16-0066 for the property located at 1601 Drexel Avenue ("Property"). The Applicant seeks to modify the closing time for the interior of the property on Fridays and Saturdays from 2:00AM to 12AM as previously recommended by the Planning Department's staff.

### **Description of the Property.**

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

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

Description of the Request. On February 28, 2017 the Planning Board issued a Modified Conditional Use Permit to the Applicant and approved Time Out Market as tenant and operator of a Neighborhood Impact Establishment. In part, the Planning Board approved the following hours of operation for the interior of the Property: Fridays & Saturdays: 7:00 AM to 2:00 AM.

The exclusive subject of this application are the closing times for the interior of the Property on Fridays and Saturdays. The Applicant is seeking to modify the closing times for the interior of the Property on Fridays and Saturdays from 2AM to 12AM, as previously recommended by the Planning Department's staff. Time Out Market has been successful, internationally, and hopes to bring the same level of success to Miami Beach. Given the neighbor feedback and Planning Department's staff recommendations, Time Out Market has decided to propose these restrictions on closing times to further alleviate neighbor concerns.

Time Out Market will be a great addition to the neighborhood and the proposed changes comply with the requirements set forth in the City's Code.

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

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

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

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

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

**CONSISTENT** - The proposed restaurant will not result in an impact that will exceed the threshold levels of service for this commercial corridor. The Applicant previously retained the services of Traf Tech Engineering to

prepare a traffic study, which has been reviewed and approved by the City's Peer Reviewer.

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

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

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

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

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

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

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

**CONSISTENT** – The tenant is taking every measure to ensure that all the necessary safeguard are places to protect neighboring properties. From a sound perspective, the tenant retained the Audio Bug, who prepared a sound study, which was provided to the City prior to and in preparation for the February 28, 2017 Planning Board meeting. The tenants have worked with their sound consultant to ensure that any sound spillover is minimal and have restricted their hours of operation to ensure minimal impact on the surrounding neighborhood. To that end the proposed



change in closing times are very reasonable and are an additional safeguard for surrounding property, persons and the neighborhood. Furthermore, the Applicant's staff will maintain patron areas and adjacent rights of way to protect the surrounding areas.

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

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

Conclusion. The tenants have successfully operated a similar establishments in other countries and is seeking to provide the same type of quality establishment to Miami Beach. The proposed change in closing times for the interior of the space, on Fridays and Saturdays will alleviate neighbor concerns and will allow Time Out Market to show that they are a responsible business and a stellar addition to the neighborhood. Granting of the modifications to the CUP will not have any adverse impact on the surrounding community, but rather provide a benefit. We respectfully request your recommendation of approval of this request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

Attachment

cc: Mr. Michael Belush



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

March 28, 2017

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

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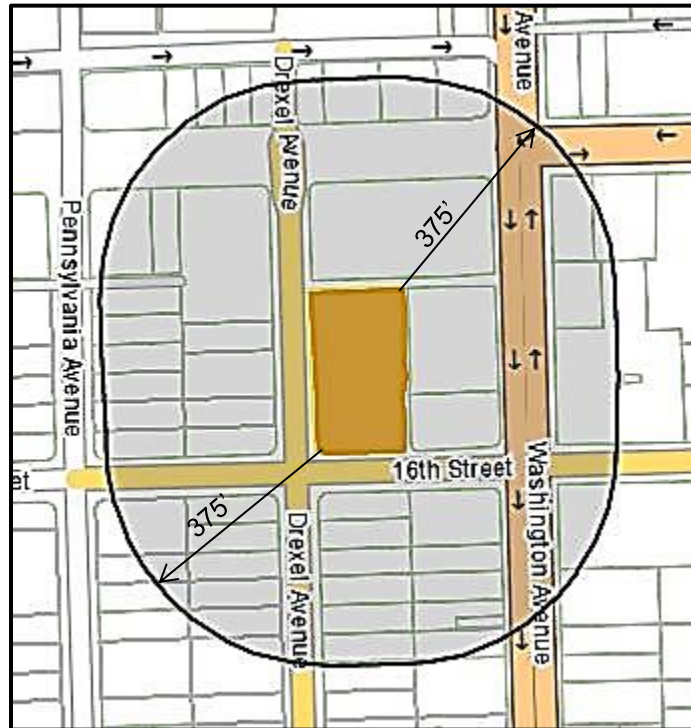
Diana B. Rio

Total number of property owners without repetition: **165, 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.*

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

## 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
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	FL	33141	USA
420 LINCOLN RD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
433 LINCOLN RD LLC	1244 6 ST	SANTA MONICA	CA	90401	USA
530 LINCOLN OWNER LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
ABDON SARMIENTO &W MARTHA	571 NW 182 WAY	PEMBROKE PINES	FL	33029	USA
ABE SHEDROFF &W ESTHER EST OF % SHEDROFF	520 16 ST UPRR	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	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	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
ETIENNE PATTE	1555 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139	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	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
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FFIB LLC	808 S SHARY ROAD # 5216	MISSION	TX	78572	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
JAMES WILLIAMS JOHN EHLERS	85 JOHN STREET # 10 N	NEW YORK	NY	10038	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



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
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
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
MOLLIE VANCIER VICTOR VANCIER	75 20 UTOPIA PKWY	FRESH MEADOWS	NY	11366	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 BISCAINE	FL	33149	USA
OLD PADUA INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
OLGA LASTRA	5601 K BLVD EAST APT. 6-14	WEST NEW YORK	NJ	07093	USA
OSCAR KHAW IVONNE PENICHET	1470 VISTA LN	PASADENA	CA	91103	USA
PAOLA CASTANON OCHA ANTONIO CATANON OCHOA	485 BRICKELL AVE UNIT 1902	MIAMI	FL	33131	USA
PATRICIA SCHUTTE & LOUISE OSIUS % L JULES ARKIN	3835 LA POSADA DR	PALM BEACH GARDENS	FL	33410	USA
PATRICK S AIDAN	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PENNONE USA LLC	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	9 GRACE TER # 1	PASSAIC	NJ	07055-4503	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
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

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, FL 33141

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

420 LINCOLN 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, 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, 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

ETIENNE PATTE  
1555 PENNSYLVANIA AVE 206  
MIAMI BEACH, FL 33139

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

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

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

FFIB LLC  
808 S SHARY ROAD # 5216  
MISSION, TX 78572

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

JAMES WILLIAMS JOHN EHLERS  
85 JOHN STREET # 10 N  
NEW YORK, NY 10038

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

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

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

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

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

MOLLIE VANCIER VICTOR VANCIER  
75 20 UTOPIA PKWY  
FRESH MEADOWS, NY 11366

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  
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  
9 GRACE TER # 1  
PASSAIC, NJ 07055-4503

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

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

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

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

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

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

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



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

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1619 Drexel Avenue  
Lincoln East Parking Garage

**FILE NO.** 1929

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

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

**MEETING DATE:** July 28, 2009

**CONDITIONAL USE PERMIT**

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

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

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

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

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

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

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

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

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

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to 420 Lincoln Road Development, Inc. as owner of the property. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The conditions of approval of this Conditional Use Permit are binding on the applicant, the property owners and all successors in interest and assigns.
4. This Conditional Use Permit is issued for the construction and operation of a main use parking garage with approximately 492 parking spaces and approximately 16,000 square feet of retail space. The parking spaces are to be allocated as follows: (A) 175 parking spaces to fulfill the required parking for the New World Symphony expansion; (B) 54 parking spaces to fulfill the required parking for the retail space; and (C) the remainder of the parking spaces for public use, including the valet parking authorized in Condition No. 8. When and to the extent that the parking spaces here allocated to the New World Symphony and/or to retail space are not needed for those purposes, they shall be made available for public use.
5. Delivery and service operations will not be conducted from the street. The alley/driveway on the east side of the property will be used only for operations related to the servicing of Block 53. The private alley on the north side of the property will be used only for operations related to the servicing of Block 53. Signs will be posted at the access points of both the east alley/drive and the north private alley to advise the general public of these restrictions.
6. Entry to and exit from the parking garage shall be on 16<sup>th</sup> Street, through a driveway with three lanes: one for entry, one for exit, and one that can be reversed when necessary. Entry shall be obtained by a push-button ticket dispenser and arm gate.
7. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans.
8. A sight distance review in relation to the proposed wall to be located on the east side of the 16<sup>th</sup> Street service corridor shall be provided prior to the issuance of a building permit, as well as a brief memorandum of the engineering review by the traffic consultant as to what effect it would have on providing adequate visibility for exiting driveway traffic looking east.
9. A "Do Not Block Sidewalk" sign shall be posted at the entrance of the garage; directional signs shall be posted at each of the access points of the north alley and east service corridor; pedestrian and bicycle path warning signs shall be posted at the garage exit, the north alley exit, and the east service corridor exit; and signs prohibiting tire-screeching and



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

10. The applicant shall explore with the Public Works Department the feasibility of creating a dedicated right-hand turn lane at the N.E. corner of 16<sup>th</sup> Street and Drexel Avenue.
11. Driveway control plans for garage access shall be submitted to staff for review and approval when more than usual driveway usage, such as but not limited to New World Symphony functions or other special events is to occur.
12. Storage of vehicles by valet operators for off-site facilities shall be permitted.
13. The off-street parking requirements for the commercial/retail spaces, inclusive of any restaurant that may be located on the premises shall be satisfied only within the garage. Required parking for off-site venues, with the exception of 175 spaces that will fulfill the required parking for the New World Symphony expansion, shall not be satisfied at this garage, except for required parking for any use on the same block.
14. Eating and drinking establishments that may be proposed for this site may include a full service restaurant, ice cream shop or coffee shop or similar; however the aggregate number of seats, including sidewalk café seating shall be limited to 150 seats.
15. "Entertainment," as defined in the City Code, shall not be permitted on the premises.
16. As proposed, the garage operation will be 24 hours per day, seven days a week. Accessibility for public use, including the valet parking authorized in Condition No. 8 shall be available at all times. The facility shall be equipped with a security system and personnel on-site 24 hours per day, seven days a week monitoring the garage operation to assure the safety and security of individuals and vehicles, as well as compliance with this Conditional Use Permit.
17. The required security plan shall be submitted to staff for review and approval prior to the issuance of a Business Tax Receipt.
18. All deliveries and garbage pickup shall be conducted directly on site and not on the street. The trash/garbage container shall have rubber wheels and shall not be permitted to be wheeled to curbside for pick-up. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility. Garbage pickup shall be between 9:00 a.m. and 6:00 p.m.
19. The applicant shall submit an MOT (Method of Transportation) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
20. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees in accordance with the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff prior to the issuance of a building permit. The landscaping that may be proposed for the edge along the low wall to be located on the east side service corridor shall be reviewed as part of the landscape plan.

21. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.
22. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), or other successor or substitute transportation mitigation program adopted by the City for this purpose, as determined by City staff, including payment of a mobility fee, if deemed necessary, by paying its fair share cost, as may be determined by the Concurrency Management Division.
23. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
24. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
25. The Planning Board shall retain jurisdiction to call the operators back before them without the requirement of a modification hearing as provided for in Section 118-194(c) and impose new conditions, modify the hours of operation, and noise conditions should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary noise.
26. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
27. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
28. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit
29. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 8 day of September, 2009

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

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

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

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

*Randy Cesar*

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

[NOTARIAL SEAL OR SIGNATURE]



Approved As To Form:  
Legal Department

*(Skel 9-3-09)*

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