

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMIBEACHFL.GOV](http://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: 1664-1666 Lenox Avenue  
\_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION: Please see attached Property Appraiser printouts attached hereto as Composite Exhibit A.

FOLIO NUMBER (S) 02-3234-004-0850 and 02-3234-004-0860

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

1. APPLICANT:  OWNER OF THE SUBJECT PROPERTY  TENANT  ARCHITECT  LANDSCAPE ARCHITECT  
 ENGINEER  CONTRACTOR  OTHER \_\_\_\_\_

NAME NZR LLC dba Chotto Matte  
ADDRESS c/o Matthias Kiehm, Global Hospitality Group, 170 Ridgeway Road, Weston, MA 02493  
BUSINESS PHONE (781) 235-2222 CELL PHONE N/A  
E-MAIL ADDRESS matthias.kiehm@mk-ghg.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME 1664 LENOX LLC C/O UIA MANAGEMENT LLC  
ADDRESS 1111 Lincoln Road, Suite 760, Miami Beach, FL 33139  
BUSINESS PHONE (305) 538-9320 CELL PHONE N/A  
E-MAIL ADDRESS c/o Jeff Weinstein - jweinstein@1111LincolnRoad.com

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Michael W. Larkin  
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131  
BUSINESS PHONE (305) 374-5300 CELL PHONE N/A  
E-MAIL ADDRESS mlarkin@brzoninglaw.com

ATTORNEY:

NAME Monika Entin  
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131  
BUSINESS PHONE (305) 374-5300 CELL PHONE N/A  
E-MAIL ADDRESS mentin@brzoninglaw.com

ATTORNEY:

NAME Maritza Haro  
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. 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 Charles Benson, Charles H. Benson & Associates Architect  
ADDRESS 1665 Washington Avenue #2, Miami Beach, FL 33139  
BUSINESS PHONE (305) 532-6161 CELL PHONE N/A  
E-MAIL ADDRESS Carkitect@aol.com

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

Applicant is seeking a variance of Section 142-334(2) of the Code in order to permit the courtyard bar counter to remain operational until 2:00AM Mondays through Sundays

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE  YES  NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION  YES  NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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: *By:* 

PRINT NAME: *Robert S. Wrennett; Managing Member*

1664 Lenox, LLC By: UIA Management,  
LLC, its Manager By: Urban Investment  
Advisors, LLC, its Member By:  
Wellspring Investments Management I,  
LLC Its Managing Member

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.

Print name (and Title, if applicable) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC \_\_\_\_\_

NOTARY SEAL OR STAMP

PRINT NAME \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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

(Circle one)

STATE OF Florida

COUNTY OF Dade

I, Robert Wrennett, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of 1664 Lenox 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.

Robert Wrennett, managing member  
Print name (and Title, if applicable)

By: [Signature]  
SIGNATURE

Sworn to and subscribed before me this 21 day of April, 2017. The foregoing instrument was acknowledged before me by Robert Wrennett, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



**Suset Lopez**  
COMMISSION # FF185370  
EXPIRES: December 23, 2018  
www.AaronNOTARY.COM

[Signature]  
NOTARY PUBLIC  
Suset Lopez  
PRINT NAME

My Commission Expires: 12/23/18

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

1664 Lenox, LLC By: UIA Management, LLC, its Manager By: Urban Investment Advisors, LLC, its Member By: Wellspring Investments Management I, LLC Its Managing Member

**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.

\_\_\_\_\_  
Print name (and Title, if applicable)

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC

NOTARY SEAL OR STAMP

\_\_\_\_\_  
PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF ENGLAND

COUNTY OF LONDON

I, KURT ZDESAR - NER LTD dba chotto Matte being duly sworn, depose and certify as follows: (1) I am the MANAGING - OWNER (print title) of 1664 Lenox 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.

KURT ZDESAR  
Print name (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 19<sup>th</sup> day of April, 2017. The foregoing instrument was acknowledged before me by KURT ZDESAR, who has produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Wendy Yuk Wah Symon  
NOTARY PUBLIC

WENDY YUK WAH SYMON  
PRINT NAME

My Commission Expires: ON DEATH

WENDY YUK WAH SYMON - NOTARY PUBLIC  
Edward Young Limited Notary Public London  
9 Carlos Place London W1K 3AT  
44 (0) 20 7499 2605  
www.notarypublicinlondon.com

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



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF ENGLAND

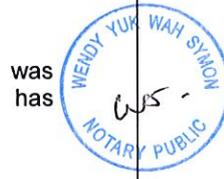
COUNTY OF LONDON

I, KURT ZDESAR, 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 Bercow Radell Fernandez & Larkin PLLC to be my representative before the Design Review 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.

KURT ZDESAR  
Print name (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 19<sup>th</sup> day of April, 2017. The foregoing instrument acknowledged before me by KURT ZDESAR, of 57 HALLOWS HILL WD4 8LX, who produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.



Wendy Yuk Wah Symon  
NOTARY PUBLIC

NOTARY SEAL OR STAMP

WENDY YUK WAH SYMON  
PRINT NAME

My Commission Expires ON DEATH

WENDY YUK WAH SYMON - NOTARY PUBLIC  
Edward Young Limited Notary Public London  
9 Caros Place London W1K 3AT  
44 (0) 20 7499 2605  
www.notarypublicinlondon.com

**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
<u>N/A</u>	
_____	_____
_____	_____
_____	_____

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. \_\_\_\_\_

1664 Lenox, LLC By: UIA Management, LLC, its Manager By: Urban Investment Advisors, LLC, its Member By: Wellspring Investments Management I, LLC Its Managing Member

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Robert Wernett, being duly sworn and deposed, 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 Bergow Rodell Fernandez 7 Larkin PLLC to be my representative before the Design Review 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.

Robert Wernett; managing member  
PRINT NAME (and Title, if applicable)

By: [Signature]  
SIGNATURE

Sworn to and subscribed before me this 21 day of April, 2017. The foregoing instrument was acknowledged before me by Robert Wernett, Managing Member of 1664 Lenox, 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



**Suset Lopez**  
COMMISSION # FF185370  
EXPIRES: December 23, 2018  
WWW.AARONNOTARY.COM

[Signature]  
NOTARY PUBLIC

My Commission Expires 12/23/18

Suset Lopez  
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.\*

**NZR LLC dba Chotto Matte, dba Chotto Matte, 200 S. Biscayne Blvd., Suite 3200, Miami, FL 33131**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

\_\_\_\_\_

**1664 Lenox, LLC, c/o UIA Management, LLC, Non-Member Manager of 1664 Lenox, LLC, 1111 Lincoln Road, Suite 760, Miami Beach, FL 33139**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

UIA Management, LLC, Non-Member Manager of

0%

1664 Lenox, LLC, 1111 Lincoln Road, Suite 760

Miami Beach, FL 33139

Claude Chandonnet, Member

7.6923%

1664 Lenox, LLC

1111 Lincoln Road, Suite 760

Miami Beach, FL 33139

Robert S. Wennett Revocable Trust, Member 1664 Lenox, LLC

76.9181%

Robert S. Wennett, Trustee

Robert S. Wennett, Beneficiary

1111 Lincoln Road, Suite 760

Miami Beach, FL 33139

Mario Cader-Frech Revocable Trust, Member 1664 Lenox, LLC

15.3896%

Mario Cader-Frech, Trustee

Mario Cader-Frech, Beneficiary

1111 Lincoln Road, Suite 760

Miami Beach, FL 33139

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

NOTE: Notarized signature required on page 9

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

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

**2. TRUSTEE**

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

**Robert S. Wennett Revocable Trust, 1111 Lincoln Road, Suite 760, Miami Beach, FL 33139**

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

<u>Robert S. Wennett, Trustee</u>	_____
<u>Robert S. Wennett, Beneficiary</u>	<u>100%</u>
<u>1111 Lincoln Road, Suite 760</u>	_____
<u>Miami Beach, FL 33139</u>	_____
_____	_____
_____	_____

**Mario Cader-Frech Revocable Trust, 1111 Lincoln Road, Suite 760, Miami Beach, FL 33139**

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

<u>Mario Cader-Frech, Trustee</u>	_____
<u>Mario Cader-Frech, Beneficiary</u>	<u>100%</u>
<u>1111 Lincoln Road, Suite 760</u>	_____
<u>Miami Beach, FL 33139</u>	_____
_____	_____
_____	_____

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 W. Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami F; 33131</u>	<u>(305) 374-5300</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami F; 33131</u>	<u>(305) 374-5300</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 ENGLAND

COUNTY OF LONDON

I, KURT ZDESAR, 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]  
SIGNATURE

Sworn to and subscribed before me this 19<sup>th</sup> day of April, 2017. The foregoing instrument was acknowledged before me by KURT ZDESAR, who has produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]  
NOTARY PUBLIC

My Commission Expires: ON DEATH

WENDY YUK WAH SYMON - NOTARY PUBLIC  
Edward Young Limited Notary Public London  
9 Carlos Place London W1K 3AT  
44 (0) 20 7499 2605  
www.notarypublicinlondon.com

WENDY YUK WAH SYMON  
PRINT NAME

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





**EDWARD YOUNG**

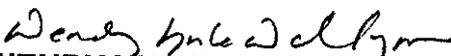
NOTARY PUBLIC LONDON  
Incorporating Kober-Smith & Associates

**KINGDOM OF ENGLAND  
CITY OF LONDON**

On the 19<sup>th</sup> day of April in the year 2017 before me, the undersigned, personally appeared Kurt Zdesar who has proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorised capacity, and that by his signature on the instrument, the individual or the entity upon behalf of which he acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of Kingdom of England that the foregoing paragraph is true and correct.

**IN FAITH AND TESTIMONY** hereof I the said notary have put my name and affixed my seal of office at London this 19<sup>th</sup> April 2017

  
**WENDY YUK WAH SYMON**

**NOTARY PUBLIC**

My commission expires at death



9 Carlos Place London United Kingdom W1K 3AT  
Edward Young Limited (RCN 07863424)  
*Regulated by the Faculty Office*  
+44 (0)20 7499 2605  
**notary@notarypublicinlondon.com**  
**www.notarypublicinlondon.com**

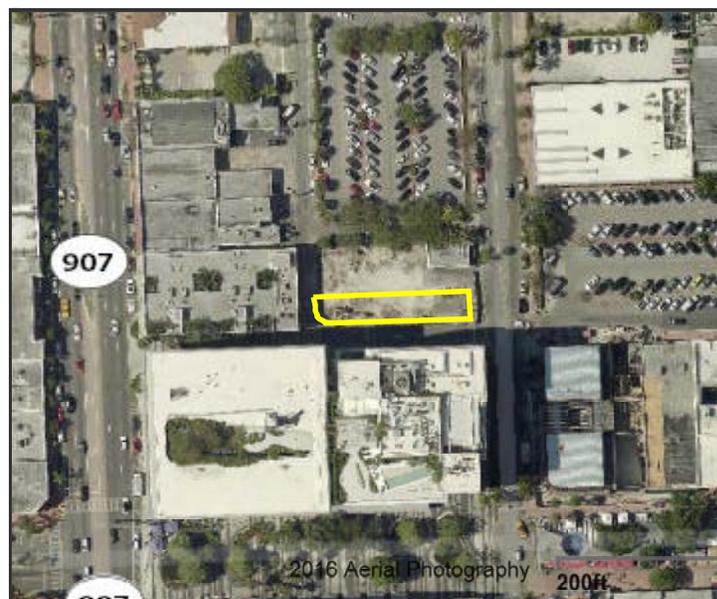


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/4/

Property Information	
Folio:	02-3234-004-0850
Property Address:	1664 LENOX AVE Miami Beach, FL 33139-0000
Owner	1664 LENOX LLC C/O UIA MANAGEMENT LLC
Mailing Address	1111 LINCOLN RD # 760 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,800,000	\$900,000	\$787,500
Building Value	\$0	\$0	\$0
XF Value	\$9,405	\$9,405	\$9,405
Market Value	\$1,809,405	\$909,405	\$796,905
Assessed Value	\$723,193	\$657,449	\$597,681

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,086,212	\$251,956	\$199,224

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
PALM VIEW SUB PB 6-29 LOT 7 BLK 39 LOT SIZE 4500 SQUARE FEET OR 10275-2171 0179 5 COC 23203-4864 03 2005 2

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681
<b>School Board</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,809,405	\$909,405	\$796,905
<b>City</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681
<b>Regional</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/31/2016	\$0	30215-2032	Corrective, tax or QCD; min consideration
03/01/2005	\$23,500,000	23203-4864	Deeds that include more than c parcel
11/01/1977	\$7,000,000	09859-1761	Deeds that include more than c parcel

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:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/4/

Property Information	
Folio:	02-3234-004-0860
Property Address:	1666 LENOX AVE Miami Beach, FL 33139-2428
Owner	1664 LENOX LLC C/O UIA MANAGEMENT LLC
Mailing Address	1111 LINCOLN RD # 760 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	984 Sq.Ft
Living Area	951 Sq.Ft
Adjusted Area	967 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	2010



Assessment Information			
Year	2016	2015	2014
Land Value	\$3,000,000	\$1,500,000	\$1,312,500
Building Value	\$61,345	\$55,780	\$54,262
XF Value	\$17,154	\$14,979	\$15,132
Market Value	\$3,078,499	\$1,570,759	\$1,381,894
Assessed Value	\$1,169,229	\$1,062,936	\$966,306

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,909,270	\$507,823	\$415,588

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
PALM VIEW SUB PB 6-29 LOT 8 BLK 39 LOT SIZE 7500 SQUARE FEET OR 10275-2171 0179 5 COC 23203-4864 03 2005 2

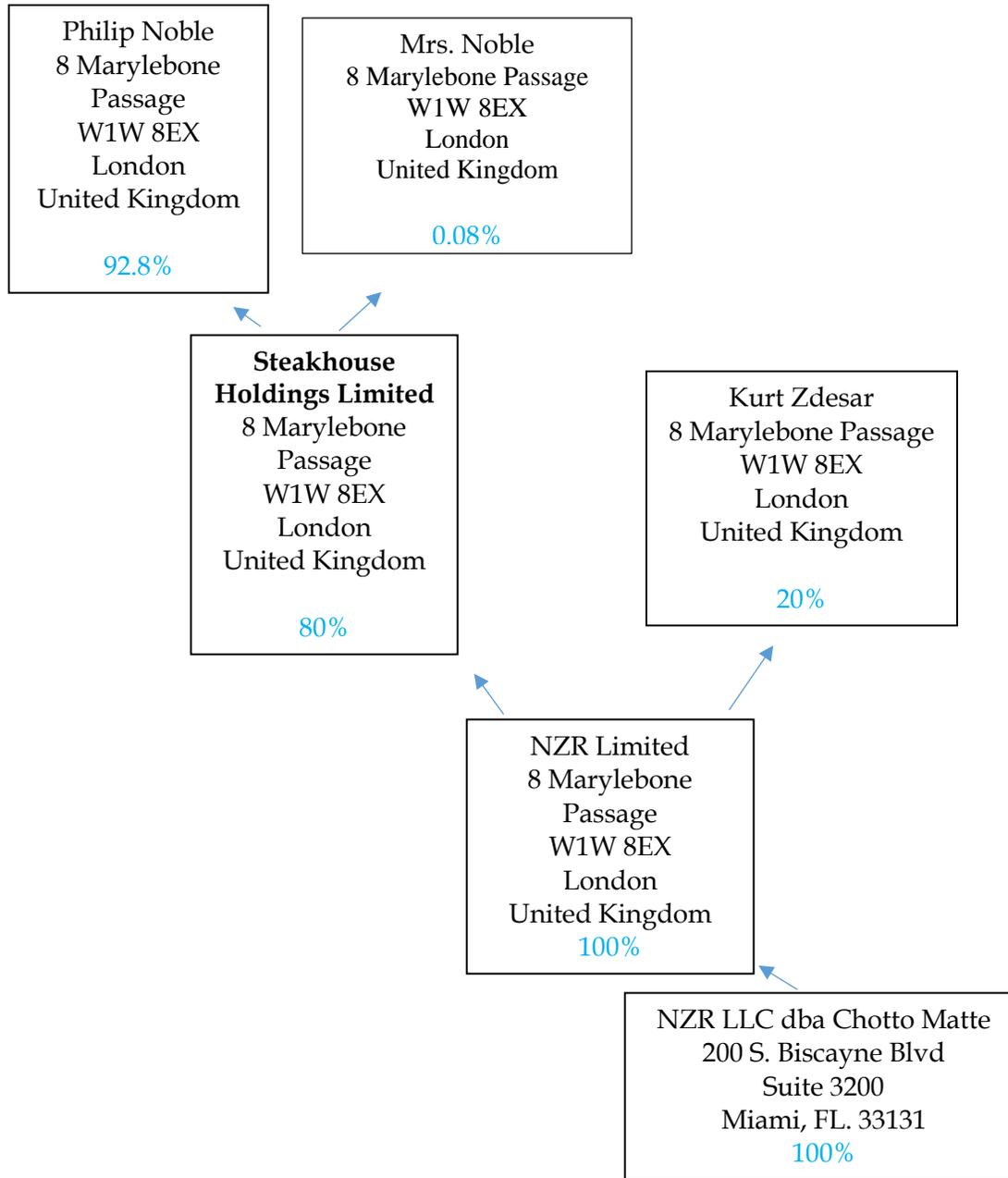
Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306
<b>School Board</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$3,078,499	\$1,570,759	\$1,381,894
<b>City</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306
<b>Regional</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/31/2016	\$0	30215-2032	Corrective, tax or QCD; min consideration
03/01/2005	\$23,500,000	23203-4864	Deeds that include more than c parcel
11/01/1977	\$7,000,000	09859-1761	Deeds that include more than c parcel

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:

# EXHIBIT B



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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

TRADE NAME: MBEACH1,LLLP  
 IN CARE OF:  
 ADDRESS: 1111 LINCOLN RD  
 MIAMI BEACH, FL 33139-2452

RECEIPT NUMBER: RL-10005238  
 Beginning: 10/01/2015  
 Expires: 09/30/2016  
 Parcel No: 0232340040850

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

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

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

**Additional Information**

Open no later than midnight at which time parking lot needs to be secured. No valet permitted after midnight without planning board approval.  
 Entrance or exit after midnight prohibited without Planning Board approval.

**Storage Locations**

**TRADE ADDRESS: 1664 LENOX AVE**

Code: 014507	Certificate of Use/Occupation PARKING LOT - UNDERUTILIZED
-----------------	--

CERTIFICATE OF USE C_U # OF UNITS UNDER UTILIZED	800 1 Y
--	---------------

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

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

MIAMI BEACH, FL 33139-2402





**BERCOW RADELL & FERNANDEZ**  
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

**VIA E-SUBMISSION & HAND-DELIVERY**

May 4, 2017

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

Re: Requests for a Variance Approval of Closing Times for an Accessory  
Outdoor Bar Counter for a New Restaurant located at 1664 Lenox Avenue  
in Miami Beach

---

Dear Tom:

This firm represents NZR LLC dba Chotto Matte (the "Applicant"), the proposed tenant of the above-referenced property (the "Property"). Please consider this letter the Applicant's required letter of intent in support of a variance approval by the Design Review Board ("DRB").

Property. The Property is located on an approximately 12,000 square foot lot, within the CD-3, Commercial High Intensity District. The Property is situated steps from Lincoln Road and can be further identified by Miami Dade County Folio Nos. 02-3234-004-0850 and 02-3234-004-0860. The restaurant, which is the subject of this application, will be contained completely within the rear of the property, adjacent to an alley on the west and Lincoln Lane North on the south.

Applicant's Proposal. Chotto Matte is a unique London-based concept, serving a mix of Peruvian and Japanese fare, complemented by exquisite interior design and an upscale ambience. Chotto Matte has seen remarkable success at its London location and plans to bring that level of success to Miami Beach.

As depicted on the proposed plans, the Property was designed with an interior courtyard where the restaurant's sushi bar and cocktail bar will be located.

Specifically, the Applicant seeks a variance of Section 142-334(2) of the City Code to permit the operation of the outdoor bar counter until 2:00 a.m., where the Code states that accessory outdoor bar counters may not be operated or utilized between 12:00 a.m. and 8:00 a.m. See Sec. 142-334(2), City Code.

Variance Request Justifications. Due to the open air interior courtyard at the Property staff has determined that the proposed cocktail bar within the restaurant would be considered an "accessory outdoor bar counter." Accordingly, while the proposed use is for a restaurant, the fact that there is an interior courtyard in the center of the Property creates a challenge for any proposed use and creates a practical difficulty for the applicant.

The Lincoln Road corridor and surrounding properties are recognized throughout the world as providing a memorable experience for visitors. This property is located in the heart of that area. As previously stated, this indicated, the Applicant seeks to create an upscale ambience with a refreshing, classy, outdoor experience that will contribute positively to Lincoln Road atmosphere. The Applicant would face significant practical difficulty if not permitted to offer its patrons the same services that are offered at other establishments along Lincoln Road.

Satisfaction of Hardship Criteria. The Applicant's request satisfies the 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;**

As the Property contains an interior courtyard it essentially makes any proposed use of the Property considered an "outdoor" use. The outdoor courtyard area is peculiar to the Property and creates challenges for the proposed use as a restaurant with a cocktail and sushi bar. The Applicant proposes to use the Property as a restaurant, which is a very common and permitted use in the CD-3 District. The courtyard makes the proposed sushi and cocktail bar within the restaurant an "accessory outdoor bar counter," and creates a practical difficulty for the Applicant because it denies the Applicant the opportunity to offer service to its patrons after 12:00 a.m., which is commonly enjoyed by neighboring restaurants.

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

The Property's design with an interior courtyard, does not the result from any action taken by the Applicant. Property's location is ideal for Chotto Matte because it is steps from Lincoln Road within a CD-3 District which permits the highest intensity of uses in the City.

- (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 Applicant's circumstances are unique in that the proposed restaurant use will be "enclosed," with the exception of not having a ceiling in the interior courtyard, where the proposed cocktail and sushi bars are to be located. Granting the requested variance will not confer any special privilege that is denied to other lands, buildings, or structures in the same zoning district because the Applicant's situation is unique in that the Property has an interior Courtyard which makes the cocktail bar area be considered an "accessory outdoor bar counter."

- (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 land development regulations would deprive the Applicant of the ability to have the proposed restaurant operations be consistent with area restaurants and neighboring eateries. As a result, the strict enforcement of the land development regulations would produce an unnecessary and undue hardship on the Applicant.

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

In order to allow the Applicant to make reasonable use of the Property, the requested two (2) hour extension of closing time is the minimum variance necessary. Surrounding restaurants enjoy similar closing times. Accordingly, the requested closing time of 2:00 a.m. will allow the Applicant to make reasonable use of the Property.

- (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**

Outdoor café is defined in the land development regulations as “a use characterized by outdoor table service of food and beverages *prepared for service in an adjacent or attached main structure* for consumption on the premises.” An accessory outdoor bar counter is a separate accessory use to an outdoor café. Accordingly, the intent and purpose of the land development regulations was to regulate outdoor cafes which are completely outdoors and where the food and beverages are *prepared in an adjacent or attached main structure*. In the present case, food and beverage are prepared in the same structure which contains an interior courtyard. The interior courtyard is “enclosed” within the Property, accordingly the requested variance is in harmony with the general intent and purpose of the land development regulations as they were not intended to apply to interior courtyards.

A sound study has been conducted and concluded that the proposed restaurant use will not have an acoustical impact on the surrounding neighborhood. As such, this request will not negatively affect neighbors and, thus, meets the intent of the Code. Refer to the Sound Study prepared by Edward Duggar and Associates, PA, submitted under separate cover.

- (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 requested variance is consistent with the City’s comprehensive plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The interior courtyard at the Property represents a practical difficulty inhibiting the Applicant from meeting all Code requirements as it deprives the Applicant of rights commonly enjoyed by other properties in the same zoning district. However, the Applicant’s requested variance satisfies the intent and purposes of the Code.

Conclusion. The Applicant’s requested closing times are consistent with the character of the neighborhood and the closing times of neighboring restaurants, as well as the intent of the Code. The variance of closing times requested is the minimal necessary to address the hardship encountered by the

Thomas Mooney, Planning Director  
May 4, 2017  
Page 5 of 5

Applicant. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6237.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Monika Entin', enclosed within a blue oval scribble.

Monika Entin



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

April 14, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 1664 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0850

**LEGAL DESCRIPTION:** PALM VIEW SUB PB 6-29 LOT 7 BLK 39

**SUBJECT:** 1666 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0860

**LEGAL DESCRIPTION:** PALM VIEW SUB PB 6-29 LOT 8 BLK 39

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: **65**

*Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.*

## 375' RADIUS MAP



**SUBJECT:** 1664 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0850

**LEGAL DESCRIPTION:** PALM VIEW SUB PB 6-29 LOT 7 BLK 39

**SUBJECT:** 1666 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0860

**LEGAL DESCRIPTION:** PALM VIEW SUB PB 6-29 LOT 8 BLK 39

Name	Address	City	State	Zip	Country
DAMI ENTERPRISES LLC	55 PASSAIC AVE	KEARNY	NJ	07032	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
1111 LINCOLN ROAD LLC	3835 CAROLE COURT	MIAMI	FL	33133	USA
1664 LENOX LLC C/O UIA MANAGEMENT LLC	1111 LINCOLN RD # 760	MIAMI BEACH	FL	33139	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
1698 ALTON ROAD VENTURES LLC	1698 ALTON RD	MIAMI BEACH	FL	33139	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
ALLISON MANAGEMENT INC	1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514	USA
ALTON FLORIDA PROPERTIES INC % NORMAN CIMENT	4925 COLLINS AVE APT 2-C	MIAMI BEACH	FL	33140-2728	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ARILOU LLC	1680 MICHIGAN AVE STE #1014	MIAMI BEACH	FL	33139	USA
ASPEN PARTNERS 1680 LLC	5415 COLLINS AVE #302	MIAMI BEACH	FL	33140-2556	USA
BATCHELOR FOUNDATION INC	1680 MICHIGAN AVE PH1	MIAMI BEACH	FL	33139-2514	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
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33119	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
COLEMAC LLC	92 LA GORCE CIRCLE	MIAMI BEACH	FL	33141	USA
CUBAN HEBREW CONGRE OF MIAMI INC	1700 MICHIGAN AVE	MIAMI BEACH	FL	33139	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
E & S SHULL INC	1235 SEABAY ROAD	WESTON	FL	33326	USA
LCKME LLC	285 N.COCONUT LN	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
LITOIL CORPORATION	900 BISCAYNE BLVD # 601	MIAMI	FL	33132	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
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARK I INVESTMENTS USA LLC	1680 MICHIGAN AVE #803	MIAMI BEACH	FL	33139	USA
MBEACH1 LLLP ROBERT S WENNETT TRS ROBERT S WENNETT	1111 LINCOLN RD	MIAMI BEACH	FL	33139	USA
MCEWAN CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139-2551	USA
MHUB MIAMI LLC	1680 MICHIGAN AVE #800	MIAMI BEACH	FL	33139	USA
MYESTATES II CORP C/O SHUTTS & BOWEN LLP	201 S BISCAYNE BLVD #1500	MIAMI	FL	33131	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
REL ALTON LTD % MARSHALL H BERKSON	111 PALM AVE	MIAMI BEACH	FL	33139-5139	USA
ROBERT S BROWN	1665 ALTON RD UNIT 1	MIAMI BEACH	FL	33139	USA
ROSNICK ENTERPRISES INC	1836 SW 3 AVE	MIAMI	FL	33129	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
SANEL INC C/O SHUTTS & BOWEN LLP	201 SOUTH BISCAYNE BLVD	MIAMI	FL	33131	USA
SOUTH BEACH CONSULTING INC	1521 ALTON RD 737	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
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SUPER LINCOLN LLC	3801 COLLINS AVE L4	MIAMI BEACH	FL	33140	USA
THECLUB LLC	1335 S VENETIAN WAY	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
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	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

DAMI ENTERPRISES LLC  
55 PASSAIC AVE  
KEARNY, NJ 07032

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

1111 LINCOLN ROAD LLC  
3835 CAROLE COURT  
MIAMI, FL 33133

1664 LENOX LLC C/O UIA MANAGEMENT LLC  
1111 LINCOLN RD # 760  
MIAMI BEACH, FL 33139

1680 LLC  
1060 KANE CONCOURSE  
BAY HARBOR ISLANDS, FL 33154

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

1698 ALTON ROAD VENTURES LLC  
1698 ALTON RD  
MIAMI BEACH, FL 33139

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

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

ALTON FLORIDA PROPERTIES INC %  
NORMAN CIMENT  
4925 COLLINS AVE APT 2-C  
MIAMI BEACH, FL 33140-2728

ALTON JAL INC  
523 MICHIGAN AVE  
MIAMI BEACH, FL 33139-6317

ALTON ROAD INVEST LLC  
1668 ALTON RD  
MIAMI BEACH, FL 33139-2426

ANDREW CLARK  
1665 ALTON RD UNIT 11  
MIAMI BEACH, FL 33139

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

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

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

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33119

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

COLEMAC LLC  
92 LA GORCE CIRCLE  
MIAMI BEACH, FL 33141

CUBAN HEBREW CONGRE OF MIAMI INC  
1700 MICHIGAN AVE  
MIAMI BEACH, FL 33139

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

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

E & S SHULL INC  
1235 SEABAY ROAD  
WESTON, FL 33326

LCKME LLC  
285 N.COCONUT LN  
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

LITOIL CORPORATION  
900 BISCAYNE BLVD # 601  
MIAMI, FL 33132

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

MAC ALTON LLC  
1261 20 ST  
MIAMI BEACH, FL 33139

MARIO CADER FRECH TRS  
1665 ALTON RD #1111  
MIAMI BEACH, FL 33139

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

MBEACH1 LLLP ROBERT S WENNETT TRS  
ROBERT S WENNETT  
1111 LINCOLN RD  
MIAMI BEACH, FL 33139

MCEWAN CORPORATION  
1680 MICHIGAN AVE #700  
MIAMI BEACH, FL 33139-2551

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

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

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

REL ALTON LTD % MARSHALL H BERKSON  
111 PALM AVE  
MIAMI BEACH, FL 33139-5139

ROBERT S BROWN  
1665 ALTON RD UNIT 1  
MIAMI BEACH, FL 33139

ROSNICK ENTERPRISES INC  
1836 SW 3 AVE  
MIAMI, FL 33129

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

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

SANEL INC C/O SHUTTS & BOWEN LLP  
201 SOUTH BISCAYNE BLVD  
MIAMI, FL 33131

SOUTH BEACH CONSULTING INC  
1521 ALTON RD 737  
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

SUNTRUST BNK  
200 S ORANGE AVE  
ORLANDO, FL 32801

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

THECLUB LLC  
1335 S VENETIAN WAY  
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

VCP LINCOLN ROAD LLC C/O VORNADO  
REALTY TRUST  
888 SEVENTH AVE  
NEW YORK, NY 10106

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

WANDERLUST RENTALS LLC  
PO BOX 402247  
MIAMI BEACH, FL 33140

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: October 06, 2015

FILE NO: 23103

APPLICANT: MBEACH1, LLLP

PROPERTY: **1111 Lincoln Road and 1666 Lenox Avenue**

LEGAL: Lots 1, 2, 3, 4, 5 and 6 of Block 39, of Commercial Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida and Lots 7 and 8 of Block 39, of Palm View Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 29 of the Public Records of Miami-Dade County, Florida, less and except a portion of Lot 7.

IN RE: The Application for Design Review Approval for modifications to a previously issued Design Review Approval for a proposed new two-story mixed-use structure that included variances and the partial demolition of one floor of office space in the existing eight-story office building to accommodate additional parking and restaurant space. Specifically, the applicant is requesting façade and site plan modifications to the new two-story, mixed-use structure and an additional variance to reduce the width of a two-way drive aisle.

**MODIFIED ORDER**

The City of Miami Beach Design Review Board 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 record for this matter:

**I. Design Review Approval**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.



- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 4, 5, 9, and 17 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
1. A modification of the original BOA Final Order File No. 3178 will be required to amend Condition 1 that reads: "The parking lot on the north side of the building shall remain open and be maintained as a surface parking lot or other open space area, subject to the review and approval of Planning Department staff."
  2. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be configured to be as close to the center of the roof as possible and screened from view on all sides, in a manner to be approved by staff.
    - b. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - c. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - d. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
    - e. All kitchen ventilation shall be chased through the interior of the building to the roof, subject to staff approval. Alternatively, an exterior chase may be located on the west elevation, provided that it is encapsulated, or screened, in a manner consistent with the architecture of the structure, and subject to the review and approval of staff.
    - f. A fully enclosed, air-conditioned trash room shall be provided for on site dumpsters, which is sufficient to handle the maximum uses intended for the proposed structure. Alternatively, a self-contained trash compactor, open to the sky, may be permitted, provided that it is enclosed on all



- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

## **II. Variance(s)**

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce 10'-0" of the minimum required width of 22'-0" for a two-way drive aisle in order to provide 25 valet-operated parking spaces and one loading space with an interior drive aisle of 12'-0" ..

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

C. The Board hereby grants the requested variance(s) and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. 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, even if the modifications do not affect variances approved by the Board.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. If required, the applicant shall obtain a revocable permit from the Public Works Department for the tilting façade panels proposed to project over the sidewalk adjacent along Lenox Avenue, subject to approval of the City Commission, prior to the issuance of a building permit.
- B. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer

---

specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.

- C. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an eight-foot (8'-0") high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- D. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final 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.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.



IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1111 Lincoln Road", as prepared by Charles H. Benson and designed by design architects Herzog & De Meuron dated August 27, 2015, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 7<sup>th</sup> day of October, 20 15.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
DEBORAH J. TACKETT



DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA )

)SS

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October 2015 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 07-26-2015

Approved As To Form  
City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on 10/7/2015  
[Signature] (10-7-15)

[Signature]

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: April 5, 2016

FILE NO: 23103

APPLICANT: MBEACH1, LLLP

PROPERTY: **1111 Lincoln Road and 1666 Lenox Avenue**

LEGAL: Lots 1, 2, 3, 4, 5 and 6 of Block 39, of Commercial Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida and Lots 7 and 8 of Block 39, of Palm View Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 29 of the Public Records of Miami-Dade County, Florida, less and except a portion of Lot 7.

IN RE: The Application for Design Review Approval for modifications to a previously issued Design Review Approval for a proposed new two-story mixed-use structure that included variances and the partial demolition of one floor of office space in the existing eight-story office building to accommodate additional parking and restaurant space. Specifically, the applicant is requesting site plan modifications and a new variance to reduce the pedestal rear setback for a trash room structure.

**S U P P L E M E N T A L   O R D E R**

The City of Miami Beach Design Review Board 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 record for this matter:

**I. Design Review Approval**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 9, and 17 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
  1. All of the original conditions of approval by this Board shall remain in full force and effect under the prior Final Orders dated January 6, 2015 and October 6, 2015 and December 1, 2015 for DRB File No. 23103 except as modified herein.



2. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - b. A fully enclosed, air-conditioned trash room shall be provided for on-site dumpsters, which is sufficient to handle the maximum uses intended for the proposed structure. Alternatively, a self-contained trash compactor, open to the sky, may be permitted, provided that it is enclosed on all sides in a manner consistent with the architecture of the structure, and subject to the review and approval of staff. Should the trash compactor be removed from the site, the fully enclosed, air-conditioned trash room shall be required. External dumpsters shall not be permitted.
  - c. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - d. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

**II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance to reduce by five feet (5'-0") the minimum required rear setback of five feet (5'-0") in order to construct a trash room structure at zero feet (0'-0") from the rear (west) property line.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

- C. The Board hereby grants the requested variance(s) and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. 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, even if the modifications do not affect variances approved by the Board.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

- C. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- D. The Final 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.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1664 & 1666 Trash Room", as prepared by **Charles H. Benson** and designed by design architects **Herzog & De Meuron** dated February 17, 2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not

commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

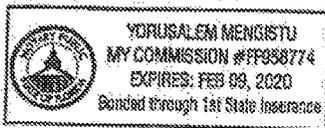
Dated this 6<sup>th</sup> day of April, 2016.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 6 day of April, 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 2-9-20

Approved As To Form: [Signature] (4-5-16 )  
City Attorney's Office:

Filed with the Clerk of the Design Review Board on [Signature] (4-5-16 )

[Handwritten mark]



**DESIGN REVIEW BOARD  
City of Miami Beach, Florida**

MEETING DATE: December 01, 2015

FILE NO: 23103

APPLICANT: MBEACH1, LLLP

PROPERTY: 1111 Lincoln Road and 1666 Lenox Avenue

LEGAL: Lots 1, 2, 3, 4, 5 and 6 of Block 39, of Commercial Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida and Lots 7 and 8 of Block 39, of Palm View Subdivision, according to Plat thereof as recorded in Plat Book 6, Page 29 of the Public Records of Miami-Dade County, Florida, less and except a portion of Lot 7.

IN RE: The Application for Design Review Approval for modifications to a previously issued Design Review Approval for a proposed new two-story mixed-use structure that included variances and the partial demolition of one floor of office space in the existing eight-story office building to accommodate additional parking and restaurant space. Specifically, the applicant is proposing to construct an exterior open-air staircase along the existing eight-story office building.

**SUPPLEMENTAL ORDER**

The City of Miami Beach Design Review Board 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 record for this matter:

**I. Design Review Approval**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and

information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Design Review Criteria in Section 118-251 of the Miami Beach Code.

- C. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. The final design and details of all exterior railing systems shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - b. Subject to the approval of the Public Works Department, the exterior rails may be located on that portion of the exterior terrace that projects over the public right-of-way, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - c. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
    - d. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

**II. Variance(s)**

- A. No variance(s) were filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. The applicant shall obtain approval from the Public Works Department for any railings proposed to project over the public right-of-way adjacent to Lincoln Road.



- B. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- C. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Final 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.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1111 1666 Lenox Ave", as prepared by Charles H. Benson, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

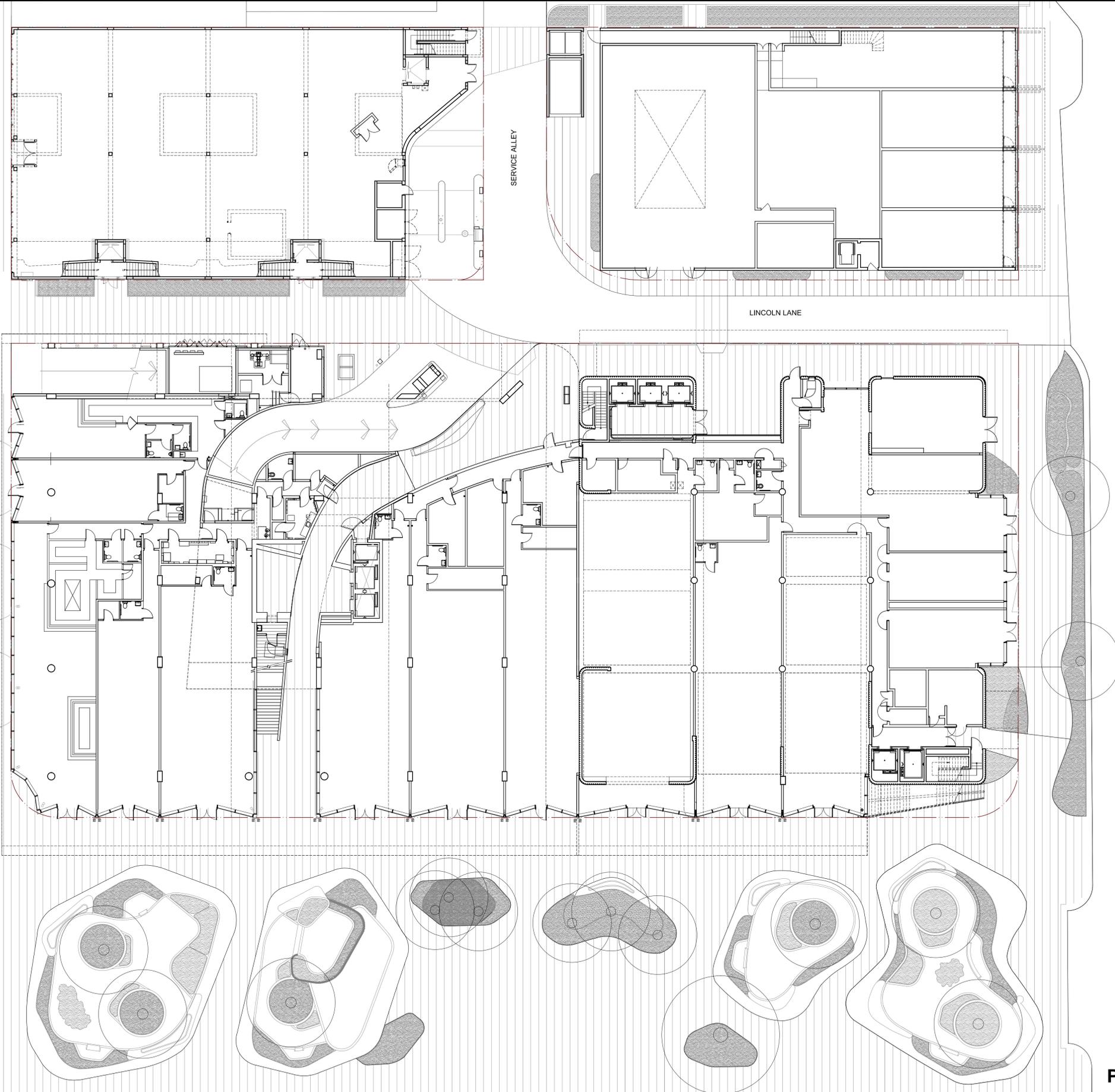
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in





DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 SITE PLAN  
Scale: 1/16" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7850 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

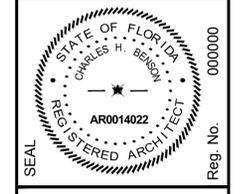
M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD  
CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42,136



PROJECT  
**1111**  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT  
Revised:

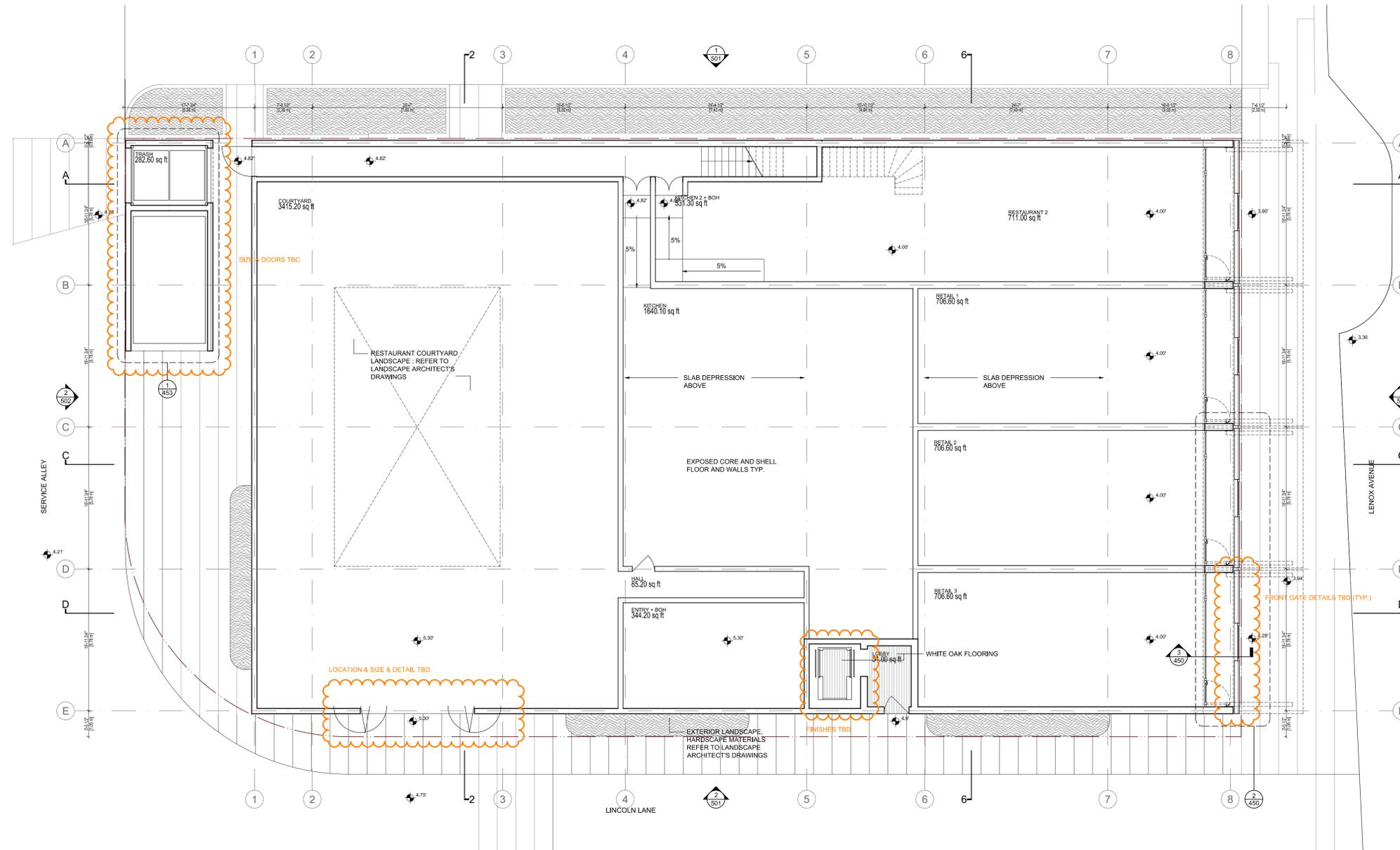
SITE PLAN  
437 20.08.2015

**PROPOSED**

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

**A-101**

DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 GROUND LEVEL PLAN  
Scale: 1/8" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 / F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7550 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

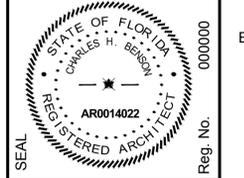
M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD  
CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42,136



PROJECT  
1111  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT  
Revised: \_\_\_\_\_

GROUND LEVEL FLOOR PLAN

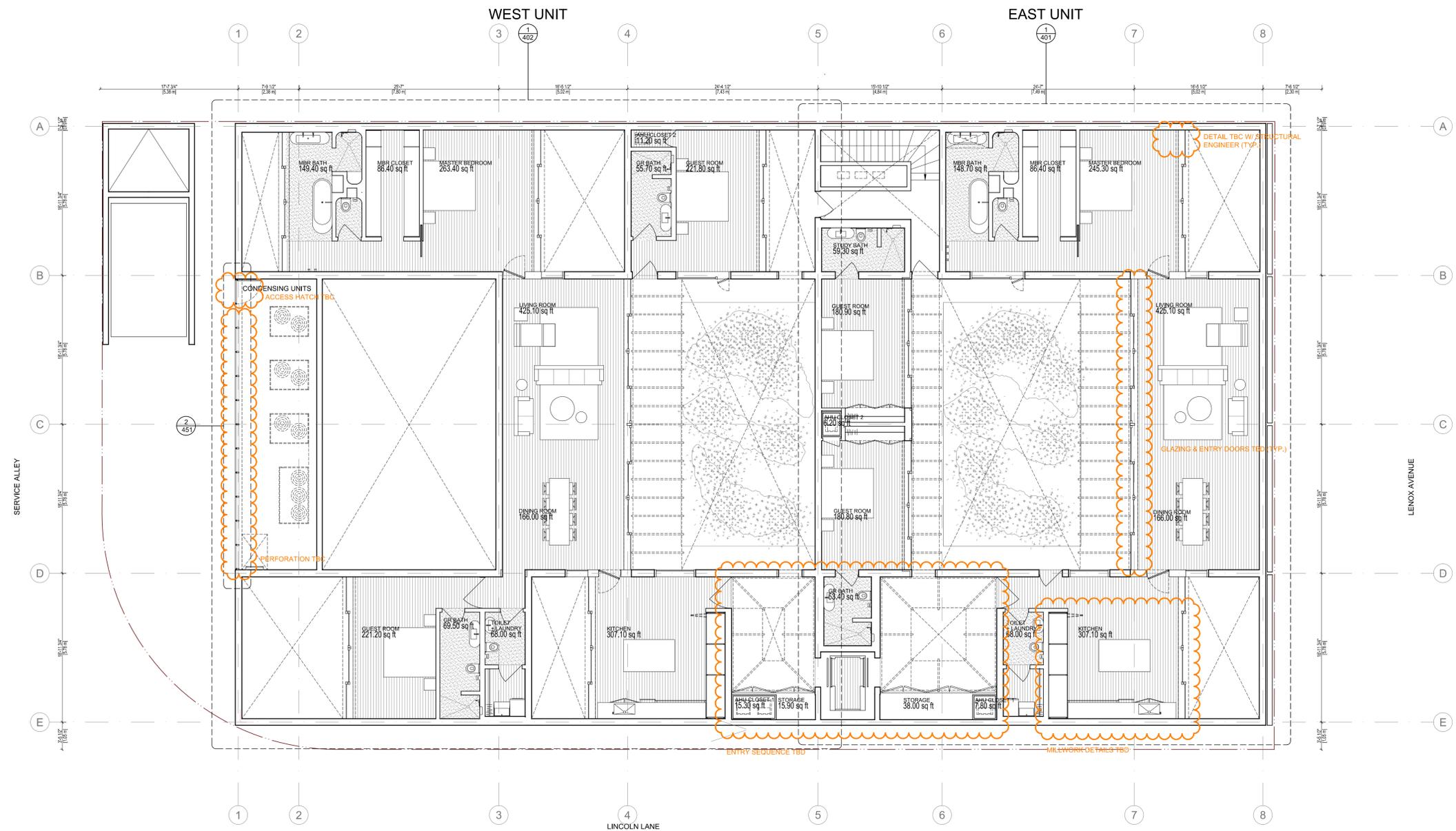
PROPOSED

437 20.08.2015

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

A-102

DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 SECOND LEVEL FLOOR PLAN  
Scale: 1/8" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7550 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD  
CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42.136



PROJECT  
1111  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT

Revised:


SECOND LEVEL FLOOR PLAN

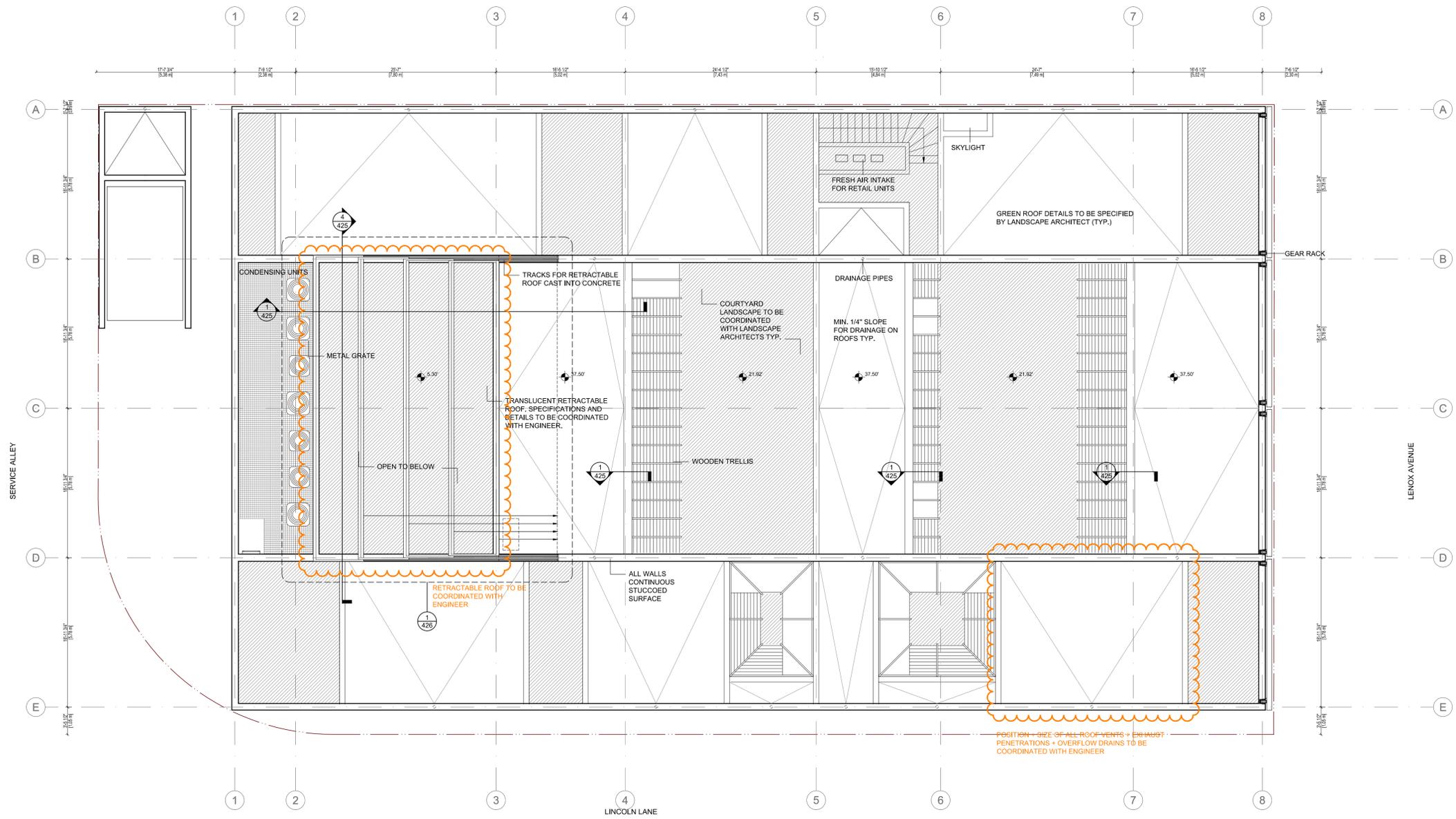
PROPOSED

437 20.08.2015

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

A-103

DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 ROOF PLAN  
Scale: 1/8" = 1'

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**PROPOSED**

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7850 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD  
CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42,136



PROJECT  
**1111**  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT  
Revised: \_\_\_\_\_

ROOF PLAN

437 20.08.2015

**A-104**

DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.

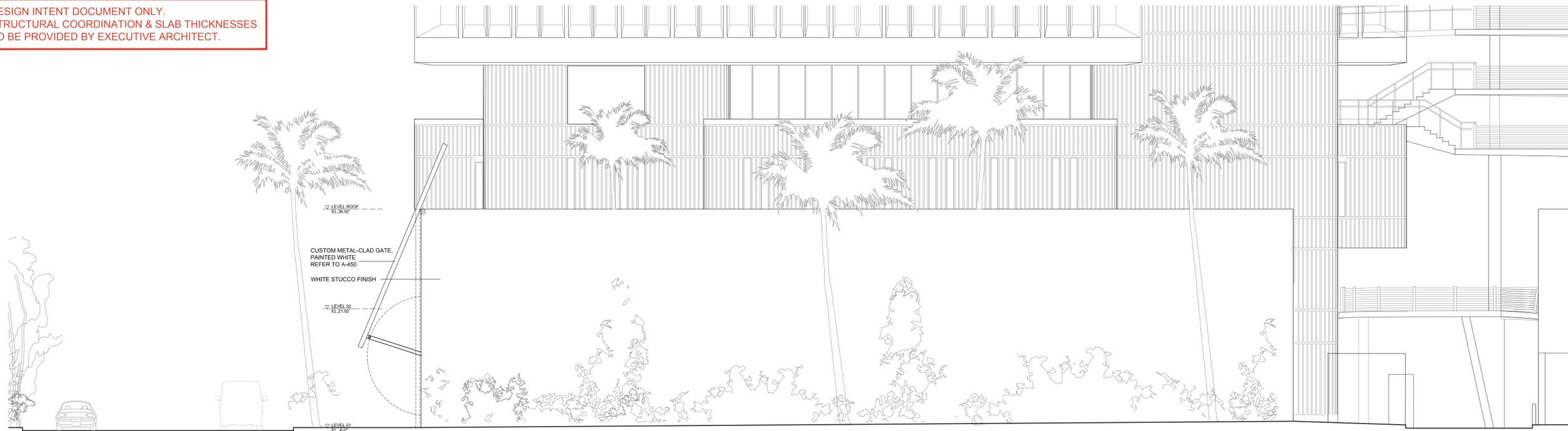
D

C

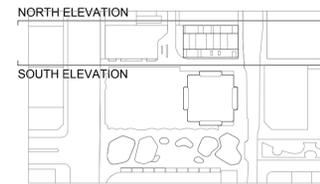
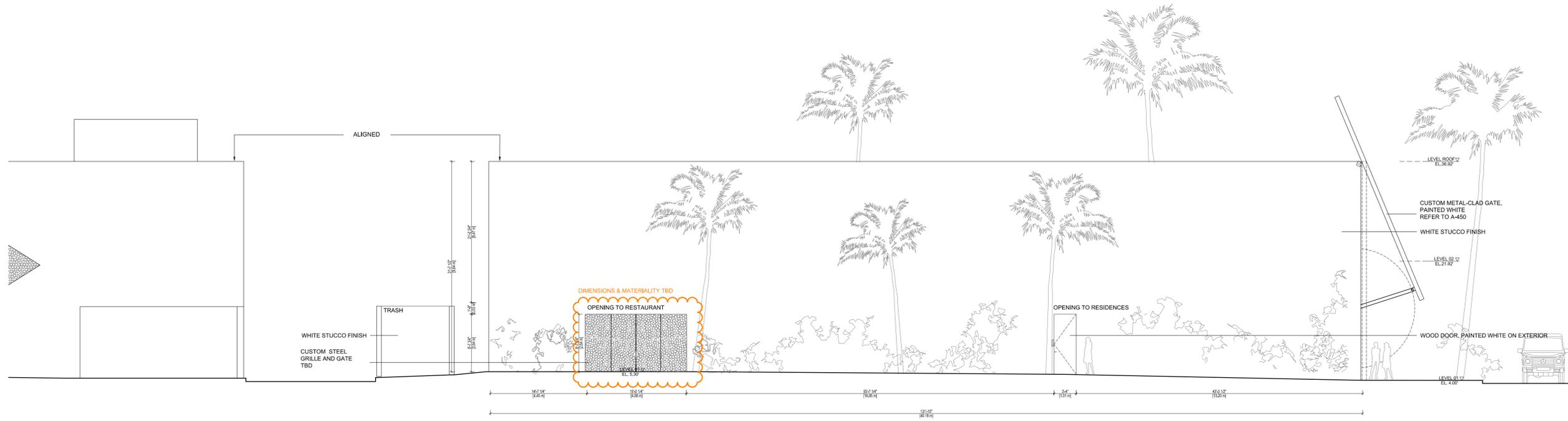
B

A

1 NORTH ELEVATION  
Scale: 1/8" = 1'



2 SOUTH ELEVATION  
Scale: 1/8" = 1'



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**PROPOSED**

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7550 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD

CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42.136



PROJECT  
**1111**  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT  
Revised: \_\_\_\_\_

**NORTH + SOUTH ELEVATION**

437 20.08.2015

**A-501**

1

2

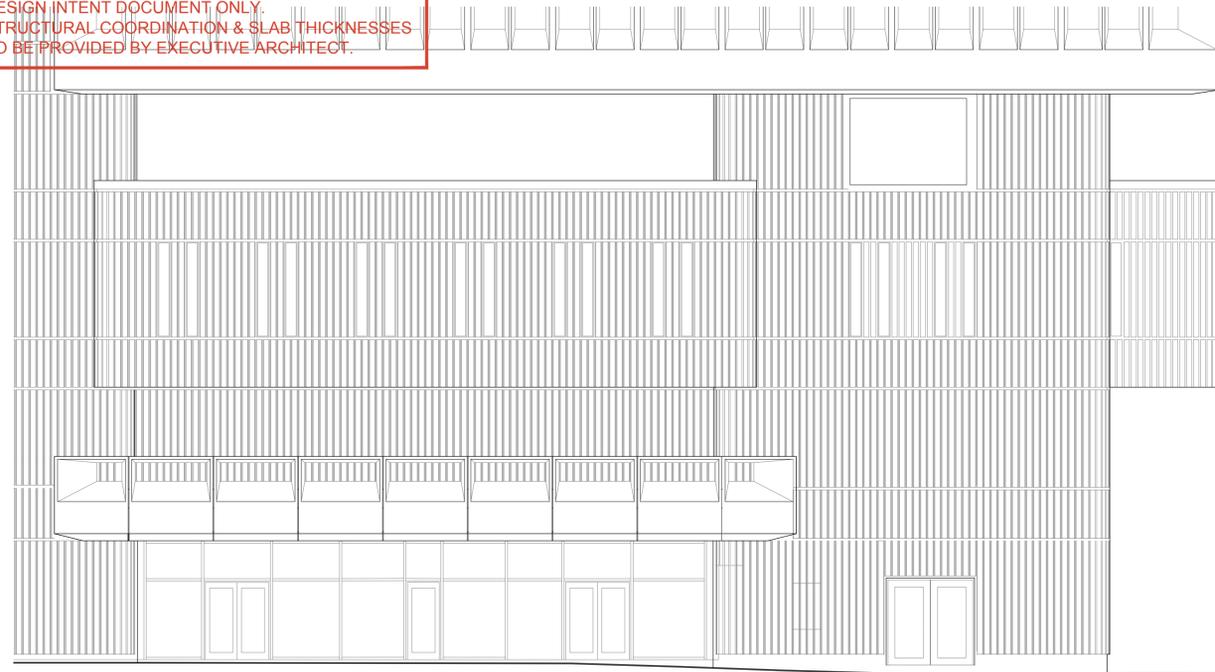
3

4

5

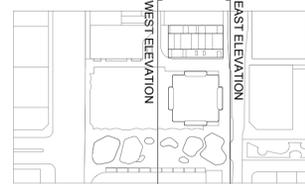
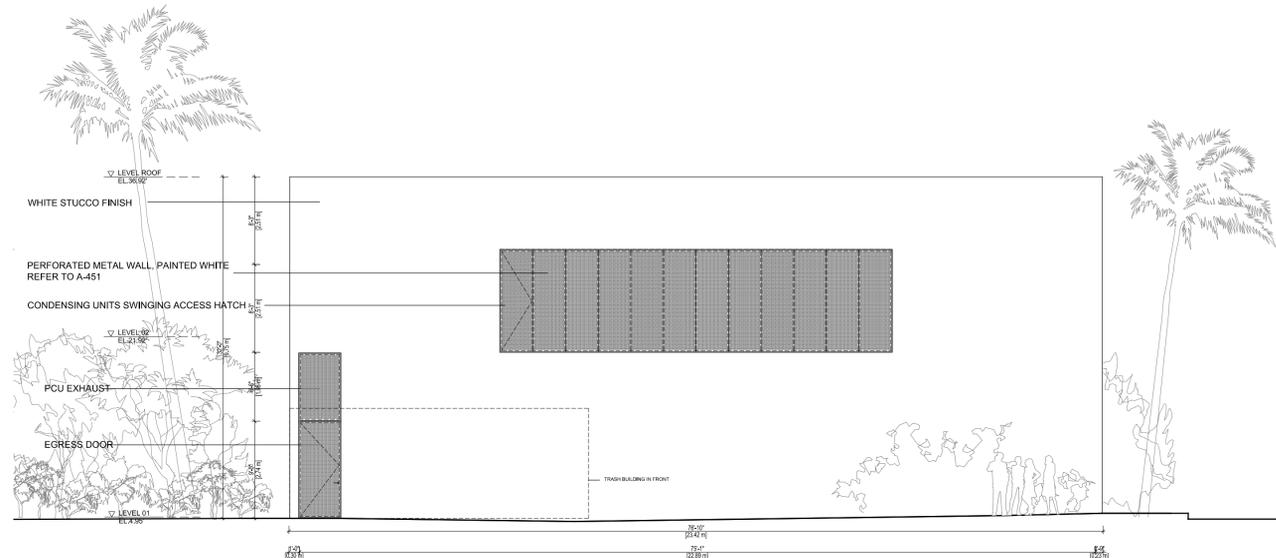
6

DESIGN INTENT DOCUMENT ONLY.  
STRUCTURAL COORDINATION & SLAB THICKNESSES  
TO BE PROVIDED BY EXECUTIVE ARCHITECT.



1 EAST ELEVATION  
Scale: 1/8" = 1'

2 WEST ELEVATION  
Scale: 1/8" = 1'



**PROPOSED**

ISSUED FOR PERMIT \_\_\_\_\_ PERMIT  
ISSUED FOR BIDDING \_\_\_\_\_ BIDDING  
ISSUED FOR CONSTRUCTION \_\_\_\_\_ CONST.

CLIENT  
UIA MANAGEMENT, LLC.  
1111 LINCOLN ROAD, SUITE 760  
MIAMI BEACH, FLORIDA 33139  
T 305.538.9320 / F 305.531.4409

DESIGN CONSULTANT  
HERZOG & DE MEURON  
RHEINSCHANZE 6  
4056 BASEL, SWITZERLAND  
T 011.41.61.385.5757 / F +.385.5758

CIVIL ENGINEERS  
KIMLEY-HORN & ASSC.  
1691 MICHIGAN AVE., STE. 400  
MIAMI BEACH, FL 33139  
T 305.673.2025 F 305.673.4882

STRUCTURAL ENGINEERS  
OPTIMUS  
7550 NW 146 Street, Suite 305  
Miami Lakes, FL 33016  
T 305.512.5860  
F 305.512.5861

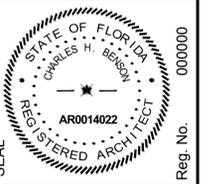
M/E/P ENGINEERS

LANDSCAPE ARCHITECT  
RAYMOND JUNGLES, INC  
242 SW 5th STREET  
MIAMI, FLORIDA 33130  
T 305.858.6777 / F 305.856.0742

ARCHITECT OF RECORD  
CHARLES H. BENSON & ASSOC.  
ARCHITECTS, P.A.  
architect planner interiors  
1665 WASHINGTON AVE., 2nd FLOOR  
MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42,136



PROJECT  
**1111**  
1666 LENOX AVE.  
MIAMI BEACH, FLORIDA



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF UIA MANAGEMENT, LLC. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

DESIGN DEVELOPMENT  
Revised: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EAST + WEST ELEVATION**

437 20.08.2015

**A-502**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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

Address: 1664 Lennox Ave  
File Number:

Date: 3-1-17

## 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	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts		
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
<del>7</del>	<del>School Concurrency Application, for projects with a net increase in residential units (no SFH)</del>		
8	Provide four (4), 11"X17" collated sets, two (1) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
<del>13</del>	<del>Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>		
<del>14</del>	<del>Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
<del>15a</del>	<del>Indicate any backflow preventer and FPL vault if applicable</del>	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
<del>19</del>	<del>Existing Conditions Drawings (Floor Plans &amp; Elevations with dimensions)</del>		
<del>20</del>	<del>Demolition Plans (Floor Plans &amp; Elevations with dimensions)</del>		
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings - <u>thru BAR</u>	X	
<del>24</del>	<del>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.</del>	X	
<del>25</del>	<del>Hardscape Plan, i.e. paving materials, pattern, etc.</del>	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: MB

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
<del>30</del>	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor) + Roof		X
<del>35</del>	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		X
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">TDM</span>		X
39	Sound Study report (Hard copy) with 1 CD		X
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)		X
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 _____		
45	Floor Plan (dimensioned)		
a	Total floor area		
a	Identify # seats indoors <input checked="" type="checkbox"/> outdoors <input checked="" type="checkbox"/> seating in public right of way <input checked="" type="checkbox"/> Total <input checked="" type="checkbox"/>		
b	Occupancy load indoors and outdoors per venue <input checked="" type="checkbox"/> Total when applicable <input checked="" type="checkbox"/>		

Indicate N/A If Not Applicable

Initials: JMB

# MIAMI BEACH

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

Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	X	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X	
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		

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

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" bound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

**NOTES:**

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.



\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

\_\_\_\_\_  
Date

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff First Submittal Review Comments

Design Review Board

### SUBJECT:

DRB17-0147 1664-6 Lenox Avenue

Comments Issued:

4/27/17 | JGM

Final ENERGOV/ CAP Submittal:

1:00 PM on May 04, 2017

Final Paper Submittal:

May 15, 2017

Tentative Board Meeting Date:

JULY 07, 2017

**\*APPLICANT MUST SCHEDULE A FINAL PAPER SUBMITTAL DROP-OFF TIME WITH Victor Nunez, VictorNunez@miamibeachfl.gov**

### PERTINENT INFO:

- New Application Fee due immediately.
- **All** other associated fees due **May 15, 2017**
- The CAP Final submittal deadline is **1:00 PM on May 04, 2017** for the **July 07, 2017** meeting.
- The following shall be provided to the Department no later than the scheduled **Paper Final Submittal** deadline of **May 15, 2017**
  - Fifteen (15) 11x17 drawing sets labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
  - A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

**\*DRB Submittal will not be placed on positioned Agenda if fees are not paid**

### DRAFT NOTICE:

DRB17-0147, **1664-6 Lenox Avenue** The applicant, FLATFC LTD / NZR LTS Sussex House da Chotto Matte, is requesting Design Review Approval for the approval of a variance a variance to exceed the allowable hours of operation for an accessory outdoor bar counter associated with a new restaurant located within the interior courtyard of the property. **Notice should be revised to indicate applicant as: NZR, LLC d/b/a Chotto Matte**

### 1. APPLICATION COMMENTS

### 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Include DRB approved plans (both levels) and elevations for two story building only DRB 23103 – **See Plans referenced as 2015 Approved Plans**
- b. Include permit plans (both levels) and elevations of two story building - **See Plans referenced as 2015 Approved Plans**
- c. Include axonometric of two story courtyard area – **Refer to Exploded Axonometric page A-17**
- d. Include proposed plans (both levels) and elevations – **Refer to the Final Plans**

### 3. ZONING/VARIANCE

#### COMMENTS.

#### Variances

#### Requested:

1. **Exceed the allowable hours for an outdoor bar counter adjacent to a residential apartment:** Proposed: up to 2:00 am, **Required: up to 8pm.** **Per my communications with Tom Mooney, and prior Planning Director determinations, there are no residential buildings adjacent as all residential is either part of this larger development or are separated by an alley. Therefore, the "Required" time is 12:00 AM, not 8:00 PM.**
  - a. Provide a narrative responding to staff comments. – **Contained herein**
  - b. The application is substantially incomplete for review and may be placed in the next agenda. **Revised application contained as part of this submission.**
  - c. The sound study is incomplete and cannot be submitted for a peer review analysis. **Revised and previously submitted (May 2, 2017).**
  - d. Note that a peer review fee shall be paid before the application can be approved for an agenda. As the sound study submitted is incomplete, staff is unable to obtain a fee estimate

- from the peer reviewer. - Refer to 3c.
- e. Provide floor plans and elevation drawings of the building. – Refer to the Final Plans.
- f. Provide color photographs of the interior and exterior of the building as well as the surrounding properties. - Refer to pages A-1, A-2, A-3, A-4, and A-5 of the Final Plans.
- g. Provide total number of seats and occupant load. – Refer to the coversheet for the Final Plans.
- h. Clearly indicate on plans adjacent residential uses and other uses. - Refer to GN-2 of the Final Plans.
- i. Indicate location of proposed speakers. – Refer to the Proposed Reflected Ceiling Plan page A-9 of the Final Plans.
- j. Provide a section detail thru the courtyard showing proposed acoustical treatment and provide technical specifications of the material. – Refer to Section pages A-12 of in the Final Plans.
- k. Provide a survey of the property. – Attached is an updated survey.
- l. Color aerial not provided. – Refer to page GN-2 of the Final Plans.
- m. Clarify function of the pivotal element on the windows adjacent to the main entrance. – Refer to pages A-7, A-8, A-9 and A-15 in the Final Plans.
- n. Indicate streets on the floor plans. - Refer to the Proposed Site Plan, page A-6 of the Final Plans.
- o. Provide copy of the previous final orders for the property. Contained as part of the final submission package.

4.

**5. DESIGN/APPROPRIATENESS COMMENTS**

**6. LANDSCAPING COMMENTS**

**7. PUBLIC WORKS COMMENTS**

- a. NONE

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.**

JGM

F:\PLAN\SDRB\DRB17\07-07-2017\JUL17 First Submittal Comments\DRB17-0147 1664 Lenox Avenue FIRST SUBMITTAL COMMENTS.JULY17.docx