

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

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.

Application Information			
FILE NUMBER PB24-0662		Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☐ No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision ☐ Modification of existing Board Order		Design Review Board ☐ Design review approval ☐ Variance ☐ Modification of existing Board Order	
Planning Board ☐ Conditional Use Permit ☐ Lot Split ☐ Amendment to the Land Development Regulations or Zoning Map ☐ Amendment to the Comprehensive Plan or Future Land Use Map ☐ Modification of existing Board Order		Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic District/Site Designation ☐ Variance ☐ Modification of existing Board Order	
☒ Other: LDR Amendment			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 420 Lincoln Road Miami Beach Florida 33139			
FOLIO NUMBER(S) 02-3234-006-0020			
Property Owner Information			
PROPERTY OWNER NAME 420 LINCOLN RD ASSOCIATES LTD			
ADDRESS 420 LINCOLN RD Suite 330		CITY Miami Beach	STATE Florida
ZIP CODE 33139			
BUSINESS PHONE 305-531-5220	CELL PHONE	EMAIL ADDRESS maria@plcinv.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Limited LDR Amendment to Permit Grocery and Convenience Store use via Conditional Use Permit at Property consistent with historic uses and recent City legislation.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		☒ Yes	☐ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME n/a		☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Neisen Kasdin, Esq.		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 98 SE 7th St. Suite 1100		CITY Miami	STATE ZIPCODE Florida 33131
BUSINESS PHONE 305-982-5629	CELL PHONE	EMAIL ADDRESS neisen.kasdin@akerman.com	
NAME Cecilia Torres-Toledo, Esq.		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 98 SE 7th St. Suite 1100		CITY Miami	STATE ZIPCODE Florida 33131
BUSINESS PHONE 305-982-5547	CELL PHONE	EMAIL ADDRESS cecilia.torres-toledo@akerman.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

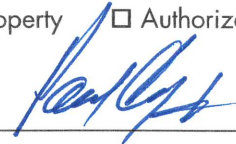
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 an application 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, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 form 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

*Paul Cejas, as President of PLC Lincoln Road Ventures, Inc.,
the General Partner of 420 Lincoln Road Associated, LTD (Owner)

Paul Cejas*

PRINT NAME

June 5, 2024

DATE SIGNED

POWER OF ATTORNEY AFFIDAVIT

*Paul Cejas, as President of PLC Lincoln Road Ventures, Inc.,
the General Partner of 420 Lincoln Road Associated, LTD (Owner)

STATE OF _____

COUNTY OF _____

**Neisen Kasdin, Esq. & Cecilia Torres-Toledo, Esq.

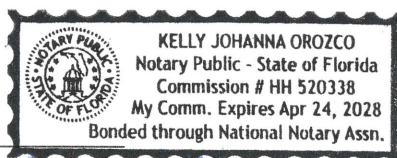
I, **Paul Cejas***

, being first 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 Akerman LLP** to be my representative before the Planning Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 05 day of June, 2024. The foregoing instrument was acknowledged before me by Paul Cejas, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: April 24, 2028**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(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.

n/a

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 if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

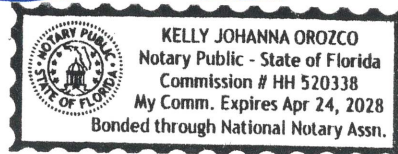
OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Miami - Dade

I, Paul Cejas, 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 remove this notice after the date of the hearing.

Paul Cejas
SIGNATURE

Sworn to and subscribed before me this 05 day of June, 2024. The foregoing instrument was acknowledged before me by Paul Cejas, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: April 24, 2028

KOROZCO
NOTARY PUBLIC
Kelly Johanna Orozco
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANYSTATE OF FloridaCOUNTY OF Miami - Dade

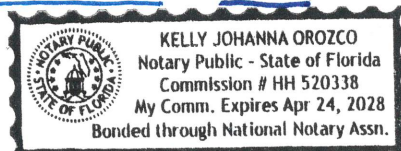
*Paul Cejas, as President of PLC Lincoln Road Ventures, Inc.,
 the General Partner of 420 Lincoln Road Associated, LTD (Owner)

I, Paul Cejas*, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of 420 Lincoln Road Associates, LTD (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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Paul Cejas
SIGNATURE

Sworn to and subscribed before me this 05 day of June, 2024. The foregoing instrument was acknowledged before me by Paul Cejas, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: April 24, 2028

KOROZCO
NOTARY PUBLIC
Kelly Johanna Orozco
PRINT NAME

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

420 Lincoln Road Associates, LTD

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the 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.

n/a

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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
<u>Neisen Kasdin, Esq.</u>	<u>98 SE 7th St. Suite 1100, Miami FL 33131</u>	<u>305-982-5629</u>
<u>Cecilia Torres-Toledo, Esq.</u>	<u>98 SE 7th St. Suite 1100, Miami FL 33131</u>	<u>305-982-5547</u>
_____	_____	_____

Additional names can be placed on a separate page attached to this application.

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

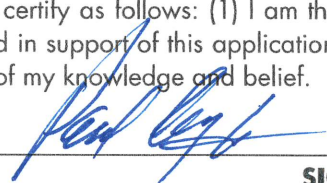
APPLICANT AFFIDAVIT

STATE OF Florida

*Paul Cejas, as President of PLC Lincoln Road Ventures, Inc.,
the General Partner of 420 Lincoln Road Associated, LTD (Owner)

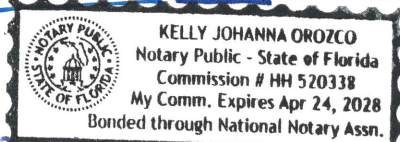
COUNTY OF Miami - Dade

I, Paul Cejas*, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.


SIGNATURE

Sworn to and subscribed before me this 05 day of June, 2024. The foregoing instrument was acknowledged before me by Paul Cejas, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: April 24, 2028


NOTARY PUBLIC
Kelly Johanna Orozco
PRINT NAME

Exhibit "A"
Legal Description

Lots 2, 3, and 4, Block 53 of Pine Ridge Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 34 of the Public Records of Miami-Dade County, Florida

LESS:

That certain North-South alleyway recorded in Official Record Book 2559 at Page 255, of the Public Records of Miami-Dade County, Florida, as modified by City of Miami Beach Resolution No. 10450 and further modified by City of Miami Beach Resolution No. 10492, being more particularly described as follows:

Beginning at the Southeast corner of Lot 10, or the Southwest corner of Lot 1, Block 53, PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida; run Easterly along the Southerly line of said Lot 1, in Block 53, a distance of 5.0 feet to a point; thence run Northwesterly along a line deflecting 135° to the left, a distance of 7.07 feet (5.56 feet calculated) to a point; thence run Northerly along a line parallel to and 1.07 feet distant Easterly from the Westerly line of Lots 1 and 2 of said Block 53, a distance of 98.0 feet to a point; thence run Northeasterly along a line deflecting to the right $10^{\circ}29'25.2''$ a distance of 21.58 feet to a point; thence run Northerly along a line deflecting $10^{\circ}29'25.2''$ to the left along a line parallel to and 5.0 feet distant Easterly from the Westerly line of Lots 2 and 3 of said Block 53, a distance of 155.77 feet (156.79 feet calculated) to a point on the Southerly line of a 20.0 foot alley as described in Deed Book 2075 at Page 191 of the Public Records of Miami-Dade County, Florida; thence run Westerly along a line deflecting 90° ($90^{\circ}00'39''$ calculated) to the left along the Southerly line of said described alley, said line being parallel to and 20.0 feet distant Southerly from the Northerly line of Lots 3 and 5 of said Block 53, a distance of 34.28 feet to a point; thence run Southerly along a line deflecting 90° ($89^{\circ}59'21''$ calculated) to the left (along a line parallel to the Easterly line of Lot 5 of said Block 53,) a distance of 24.65 feet to a point; thence run easterly along a line deflecting 90° to the left, a distance of 24.38 feet (24.28 feet calculated) to a point; thence run Southerly along a line parallel to and 5.0 feet distant Westerly from the Easterly line of Lots 5, 6, 7 and 8 of said Block 53, a distance of 121.12 feet to the Point of Curvature (P.C.) of a circular curve; thence run Southwesterly along the arc of a circular curve deflecting to the right having for its elements a central angle of $18^{\circ}11'41.5''$, a radius of 50.0 feet, a distance of 15.88 feet, to the Point of Reverse Curvature, (P.R.C.) of said circular curve; thence run southwesterly along the arc of a circular curve deflecting to the left, having for its elements a central angle of $18^{\circ}11'41.5''$, a radius of 50.0 feet, a distance of 15.88 feet to the Point of Tangency (P.T.) of said curve; thence run Southerly tangent to the last mentioned circular curve along a line parallel to and 10.0 feet distant Westerly from the Easterly line of Lots 8, 9 and 10 of said Block 53, a distance of 98.0 feet to a point; thence run Southwesterly

along a line deflecting 45° to the right, a distance of 7.07 feet (6.99 feet calculated) to a point on the Southerly line of said Lot 10, Block 53; thence run easterly along a line deflecting 135° to the left along the Southerly line of Lot 10 of said Block 53, or the Northerly line of 16th Street, a distance of 15.0 feet (14.94 feet calculated) to the Point of Beginning of the parcel of land herein described;

TOGETHER WITH:

A portion of that certain East-West alleyway dedicated to the City of Miami Beach, as recorded in Deed Book 2075 at Page 191, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

A rectangular strip of land twenty (20) feet in width, being bounded on the North by the South line of Lot 4, Block 53, PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida, the same being the Northerly line of Lots 3 and 5 in said Block 53; on the East by a line parallel to and 102.38 feet distant Westerly from the Easterly line of Lots 3 in said Block 53; on the West by Drexel Avenue; on the South by a line parallel to and twenty (20) feet distant from the said South line of Lot 4, in Block 53, PINE RIDGE SUBDIVISION.

All containing 7,994 square feet more or less (0.18 acres more or less).

EXHIBIT B

Disclosure of Interest

<u>Partner</u>	<u>Type Interest</u>	<u>Percentage</u>	<u>ADDRESS</u>
PLC Lincoln Road Ventures, Inc., a Florida corporation	General	1%	420 Lincoln Road Miami Beach 33139
Paul L. Cejas, as trustee of the Paul L. Cejas Revocable Trust of 1997, as amended	Limited	87%	420 Lincoln Road Miami Beach 33139
Helene Christianne Cejas, as trustee of the Helene Christianne Cejas 2014 Irrevocable Trust dated December 11, 2014	Limited	3%	3520 Edmunds St., Northwest, Washington, 20007
Pablo L. Cejas, as trustee of the Pablo L. Cejas 2014 Irrevocable Trust dated December 11, 2014	Limited	3%	2199 Ponce De Leon Blvd Suite 500 Coral Gables, FL 33134
Tiffany Markofsky and Bruce Stone, as trustees of the Tiffany Markofsky 2014 Irrevocable Trust dated December 31, 2014	Limited	3%	1850 Laguna Street San Francisco, CA 94115
Anthony Markofsky and Bruce Stone, as trustees of the Anthony Markofsky 2014 Irrevocable Trust dated December 31, 2014	Limited	3%	238 Park Drive Bal Harbour, FL 33154
TOTAL		100%	