



200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6229 office

305.377.6222 fax

[gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)

**VIA ELECTRONIC MAIL**

July 16, 2024

Michael Belush  
Planning & Design Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: **PB23-0643** – Deferral of Planning Board Approval for Accessory Padel Courts for 1212 Lincoln Development.

Dear Mr. Belush:

This firm represents ARRP 1600 Alton, LLC and 1212 Lincoln, LLC (collectively the "Applicant") the owners of Phase I of the "1212 Lincoln" development located on the west side of Alton Road between 16 Street and Lincoln Road. As you know, the above-referenced application seeks a minor modification to the approved development plans to reflect the introduction of two accessory padel courts on the rooftop.

We have been working through some concerns raised by some of our neighbors about the application. It has become clear that we will not have the issues resolved by the July Planning Board meeting. The Applicant is also exploring some other potential tenant changes to the center that may impact the existing rooftop parking. This letter shall serve as the Applicant's formal written request to defer this application to the December 19, 2024 Planning Board hearing pursuant to Section 2.2.4.5(a) of the City's Resiliency Code.

We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn