

April 6, 2025

Mr. Ozzie Dominguez,  
CSM Director of Asset Management  
Facilities and Fleet Management Dept.  
City of Miami Beach  
1833 Bay Road, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Request for Extension of Rent Commencement Date and Rent Abatement Period of the Lease between the City of Miami Beach and Collins 1560, LLC for the Property Located at 1560 Collins Avenue, Suites 1 and 2

Dear Ozzie:

As you know, this firm represents Collins 1560 LLC (the “Tenant”) with respect to the Lease between the Tenant and the City of Miami Beach (the “City”) for the property located at 1560 Collins Avenue, Suites 1 and 2 (the “Property”), dated March 23, 2023. Please allow this correspondence to serve as a request for Extension of the Rent Commencement Date and Rent Abatement Period of the Lease between the City of Miami Beach and the Tenant for the Property (the “Lease”).

**Description of the Property.** The Property is located on the south side of 16<sup>th</sup> Street between Collins and Washington Avenues, in the GU, Government Use, zoning district. It is also located within the Ocean Drive/Collins Avenue Local Historic District and the Miami Beach Architectural District in the National Register of Historic Districts. Miami-Dade County identifies the property by Folio No.: 02-3234-019-1090. Pursuant to the Miami-Dade County Property Appraiser, the property is approximately 261,800 square feet and houses a five-story structure. The top four (4) levels of the structure house a parking garage, while the ground floor provides for commercial uses. This request pertains to suites 1 and 2, the Property.

**Request.** The Tenant is requesting an eight (8) month extension of time of the commencement date and rent abatement period of the Lease, or in the alternative through the time of receiving a Certificate of Use (CU) from the City of Miami Beach, whichever is earlier. This request is as a direct result of increased construction costs and the delays relating to the Tenants companion lease between the City and Open Vision LLC for suites 3 and 4. The delays with the permits for Open Vision, LLC, have had ripple effects into the Tenant’s ability to proceed expeditiously with both projects simultaneously. Also, since both projects are situated within the same property, there have been multiple instances of confusing the permits during submission, resulting in erroneous comments, which have resulted in permit failures, and delays. Below please find the general permit timeline for this project:

- **December 27, 2023 – BC2322855** – tenant applied for master permit
  - Review cycles – December 2023, May, 2024, September 2024, January 2025
  - Permit process delayed pending 3<sup>rd</sup> time review, which prevented proceeding with any reviews, and delayed subsequent permit submissions (plans failed for plumbing, but prevented upload for other disciplines, including electrical).
  - Holds released in January



- Approvals from Mechanical, structural, fire, electrical, and building disciplines in March 2025
  - Failed plumbing – calling for DERM review and County FOG
  - Plans with Cave 305 confused with these permits
  - January 2025 - Outreach to Building Department advising that DERM approvals were previously filed and of reviewer confusion between permits (both sets of permits are for restaurants at the same property, just different units.
- **August 15, 2024 – ELC2414984** – applied for commercial signs
    - Issued 02/05/25
      - Permit went through two cycles of reviews (September and October 2024).
      - The plans were approved during the third cycle in early 2025.

While the Tenant was hopeful to have Cave 305 (Open Vision) opened by April 1, 2025, allowing for them to then finish the permitting for 1560 LLC (Lime Tree), the delays in Cave 305 have had a ripple effect on this project and resulted on a delayed start with the permits. Nevertheless, the Tenant continued full force with their permits, but the confusion between the projects have unfortunately added to the delay in having these permits issue in order to finalize the work at the Property. As a result, we are requesting an additional amendment and extension of the commencement date and rent abatement period for the Property.

**Conclusion.** The proposed use is consistent with the permitted uses in the district and the proposed café will enrich the neighborhood.

While your assistance thus far, with the permitting, has been indispensable, we now seek your support for this extension request.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,  
MHE LAW PA



Monika H. Entin