



1 6 9 1 M I C H I G A N

FINALSUBMITTAL 08-04-2024  
BOA ZBA24-0162

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



		DWG. TITLE	COVER
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	07-15-2024
		SHEET NUMBER	A-000
DATE	REVISION		



## ITEMS CORRESPONDING TO SCHEDULE B-II

5. Restrictions, covenants, conditions, easements, dedications and all other matters as contained on the Plat of PALM VIEW SUBDIVISION, recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
6. Terms, conditions and provisions of the Agreement of Lease between City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, Tenant, dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447; as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assumption and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, as further assigned to CLPF-Lincoln LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 8, 2016, recorded April 15, 2016 in Official Records Book 30039, page 4656, as assigned by that certain ASSIGNMENT AND Assumption Agreement recorded \_\_\_\_\_, 2024, in Official Records Book \_\_\_\_\_, page \_\_\_\_\_, of the Public Records of Miami-Dade County, Florida.
7. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20947, Page 1744, of the Public Records of Miami-Dade County, Florida.
8. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded July 28, 2005, in Official Records Book 21462, Page 349, of the Public Records of Miami-Dade County, Florida.
9. Order granting variance by the Board of Adjustment of the City of Miami Beach, Florida, recorded March 8, 2006, in Official Records Book 24299, Page 3554, of the Public Records of Miami-Dade County, Florida.
10. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida, recorded March 5, 2012, in Official Records Book 28020, Page 130, of the Public Records of Miami-Dade County, Florida.
11. Order of the City of Miami Beach Design Review Board recorded April 2, 2013 in Official Records Book 28560, Page 1500, as modified by Order of the City of Miami Beach Design Review Board recorded July 2, 2014 in Official Records Book 29214, Page 4180, of the Public Records of Miami-Dade County, Florida.
12. Order of the City of Miami Beach Design Review Board recorded October 9, 2015 in Official Records Book 28910, Page 1981, of the Public Records of Miami-Dade County, Florida.
13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, File No. 23201, filed April 7, 2016 in Official Records Book 30028, page 4142, of the Public Records of Miami-Dade County, Florida.
14. Notice pursuant to Section 713.10(2) of the Florida Statutes filed July 25, 2016 in Official Records Book 30165, page 739, of the Public Records of Miami-Dade County, Florida.
15. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2016 in Official Records Book 29982, page 2188, of the Public Records of Miami-Dade County, Florida.
16. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2003, in Official Records Book 20597, Page 4698, of the Public Records of Miami-Dade County, Florida.

## ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3 & GU" - COMMERCIAL HIGH INTENSITY & GOVERNMENT USE DISTRICT, CITY OF MIAMI BEACH, FLORIDA.

FRONT SETBACK: CD-3: 0' MINIMUM  
INTERIOR SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE  
STREET SIDE SETBACK: CD-3: 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE  
REAR SETBACK: CD-3: 5' MINIMUM, 10' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. NOT WITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEAN FRONT CONTRIBUTING STRUCTURES IN AHISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS  
GU SETBACKS: THE DEVELOPMENT REGULATIONS (SETBACKS, FLOOR AREA RATIO, SIGNS, PARKING, ETC.) IN THE GU GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DIRECTOR, WHICH SHALL BE APPROVED BY THE CITY COMMISSION

HEIGHT RESTRICTIONS:  
CD-3: LOTS FRONTING ON 17TH STREET: 80'  
GU: IN CASES INVOLVING THE USE OF GU PROPERTY BY THE PRIVATE SECTOR, FOR DEVELOPMENTS INCORPORATING PUBLIC PARKING SPACES WITHIN THE STRUCTURE(S), OWNED BY AND/OR OPERATED BY OR FOR THE BENEFIT OF THE CITY, THE PERMITTED BUILDING HEIGHT SHALL BE 100 FEET FOR THOSE SITES LOCATED WITHIN THE AREA BOUNDED BY 17TH STREET ON THE NORTH, NORTH LINCOLN LANE ON THE SOUTH, ALTON ROAD ON THE WEST, AND WASHINGTON AVENUE ON THE EAST

MAXIMUM LOT COVERAGE:  
CD-3: NO REQUIREMENT NOTED  
GU: NO SPECIFIC REQUIREMENT NOTED

PARKING FORMULA:  
THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR USES IN TIER 3 AREAS A, B AND C EXCEPT FOR THOSE LISTED BELOW.  
OFFICES: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA, PROVIDED, HOWEVER, OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA

PARKING REQUIRED: 297 REQUIRED SPACES BASED UPON 118,658 SQ. FT. OF OFFICE SPACE  
NO SPECIFIC REQUIREMENT REGARDING RETAIL NOT ASSOCIATED WITH PRIMARY HOTEL USE

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM NV5 ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 7202302581, PURSUANT TO ITEM 6a & 6b OF TABLE A.

## VICINITY MAP - NOT TO SCALE



## MISCELLANEOUS NOTES

1. SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION 187386, A WHOLLY OWNED SUBSIDIARY OF NV5, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
2. AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
3. THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
4. ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. THERE ARE 689 STRIPED REGULAR PARKING SPACES AND 9 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 698 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
6. NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
7. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
8. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
9. AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
10. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MICHIGAN AVENUE, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, 17TH STREET, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNNAMED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.
11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
12. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
13. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR S 00°00'00" E, ASSUMED.
14. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
15. ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
16. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
17. BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
18. TABLE A, ITEM 18: THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDE THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

	LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		CALCULATED
	MITERED END SECTION		WATER MANHOLE		PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER		PAGE
	STORM DRAIN INLET		WATER METER		OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		PLAT BOOK
	SET 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED		POINT OF ACCESS		FLORIDA DEPARTMENT OF TRANSPORTATION

	BOUNDARY LINE		EASEMENT LINE
	BUILDING LINE		OVERHEAD WIRES
	SETBACK LINE		FENCE LINE

## PROJECT FIELD DATES

DATE	DESCRIPTION	DATE	DESCRIPTION
12/28/2023	BOUNDARY SURVEY		
03/21/2024	TREE LOCATIONS ONLY		

## LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

## RECORD DESCRIPTION

LEASEHOLD ESTATE:

Lessee's interest in that certain Lease by and between the City of Miami Beach, Florida, a municipal corporation, as Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Tenant, dated September 1, 1999, and memorialized by that certain Agreement of Lease dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447; as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, and being assigned to CLPF-Lincoln, LLC, recorded 4/15/2016, in Official Records Book 30039, Page 4656, of the Public Records of Miami-Dade County, Florida, as assigned, that certain ASSIGNMENT AND Assumption Agreement recorded \_\_\_\_\_, 2024, in Official Records Book \_\_\_\_\_, page \_\_\_\_\_, of the Public Records of Miami-Dade County, Florida, demising the following described land:

Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida, less and except the Improvements located thereon.

TOGETHER WITH FEE SIMPLE ESTATE:

The Improvements located on Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10292498, DATED JANUARY 30, 2024 (REVISED 2/27/2024).

## ALTA/NSPS LAND TITLE SURVEY

for  
**1691 Michigan Ave**  
NV5 Project No. 202304571, 001  
1691 Michigan Ave, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 10292498  
OF CHICAGO TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF JANUARY 30, 2024 @ 11:00 P.M. (REVISED 2/27/2024)

Surveyor's Certification

To: RK Rivani, LLC; Amerant Bank, its successors and assigns; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 28, 2023.

ALSO:

I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

## PRELIMINARY

MARK G. LEIST  
REGISTRATION NO. PSM 5836  
IN THE STATE OF FLORIDA  
DATE OF FIELD SURVEY: DECEMBER 28, 2023  
DATE OF LAST REVISION: MARCH 21, 2024  
NETWORK PROJECT NO. 202304571-001 RLS  
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

**NV5**

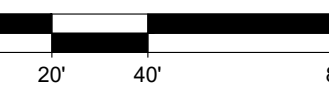
**REAL ESTATE TRANSACTION SERVICES**  
**1-800-SURVEYS (787-8397)**

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**

**Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, OH, 44718**  
**www.nv5.com/services/real-estate-transaction-services bockmaywehelpyou@nv5.com**

FLORIDA PROJECT NO. 5202306766

SCALE: 1" = 40'



## FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8) (NGVD 29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 12098030317L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON DECEMBER 18, 2023, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. \*Zones AE and A1-A30 are the flood insurance rate zones used for the 1-percent-annual-chance floodplains that are determined for the FIS by detailed methods of analysis. In most instances, BFEs derived from the detailed hydraulic analyses are shown at selected intervals in this zone. Mandatory flood insurance purchase requirements apply. AE zones are areas of inundation by the 1-percent-annual-chance flood, including areas with the 2-percent wave runup elevation less than 3.0 feet above the ground, and areas with wave heights less than 3.0 feet. These areas are subdivided into elevation zones with BFEs assigned. The AE zone will generally extend inland to the limit of the 1-percent-annual-chance Stillwater Flood Level (SWFL).\*

## PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/05/2024	FIRST DRAFT	02/21/2024	CLIENT
01/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
01/18/2024	CERTIFICATION	03/21/2024	TREE LOCATIONS
FIELD WORK: DS		FB & PG.	
DRAFTED: ML		CHECKED BY: MGL	

## SIGNIFICANT OBSERVATIONS

**A** PARKING GARAGE APPEARS TO LIE WITHIN 5' ZONING SETBACK LINE BY 0.3' AS SHOWN HEREON.

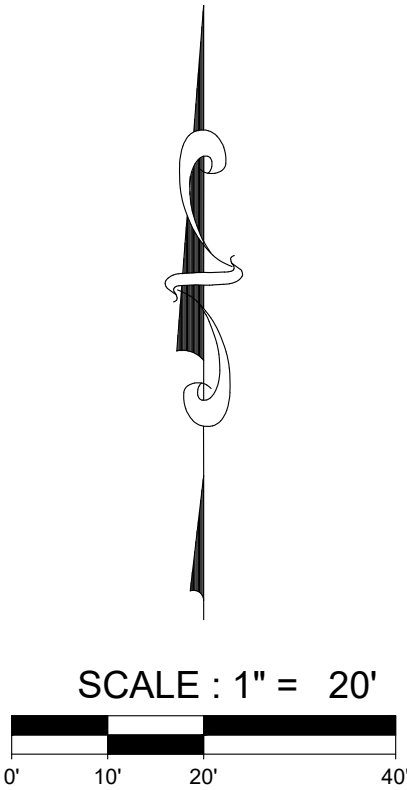


TREE LOCATIONS

SEE SHEET 1 OF 2 FOR BOUNDARY & IMPROVEMENTS

LEGEND OF TREE SYMBOLS

- 6" \* PALM & DIAMETER
- 6" \* UNKNOWN & DIAMETER

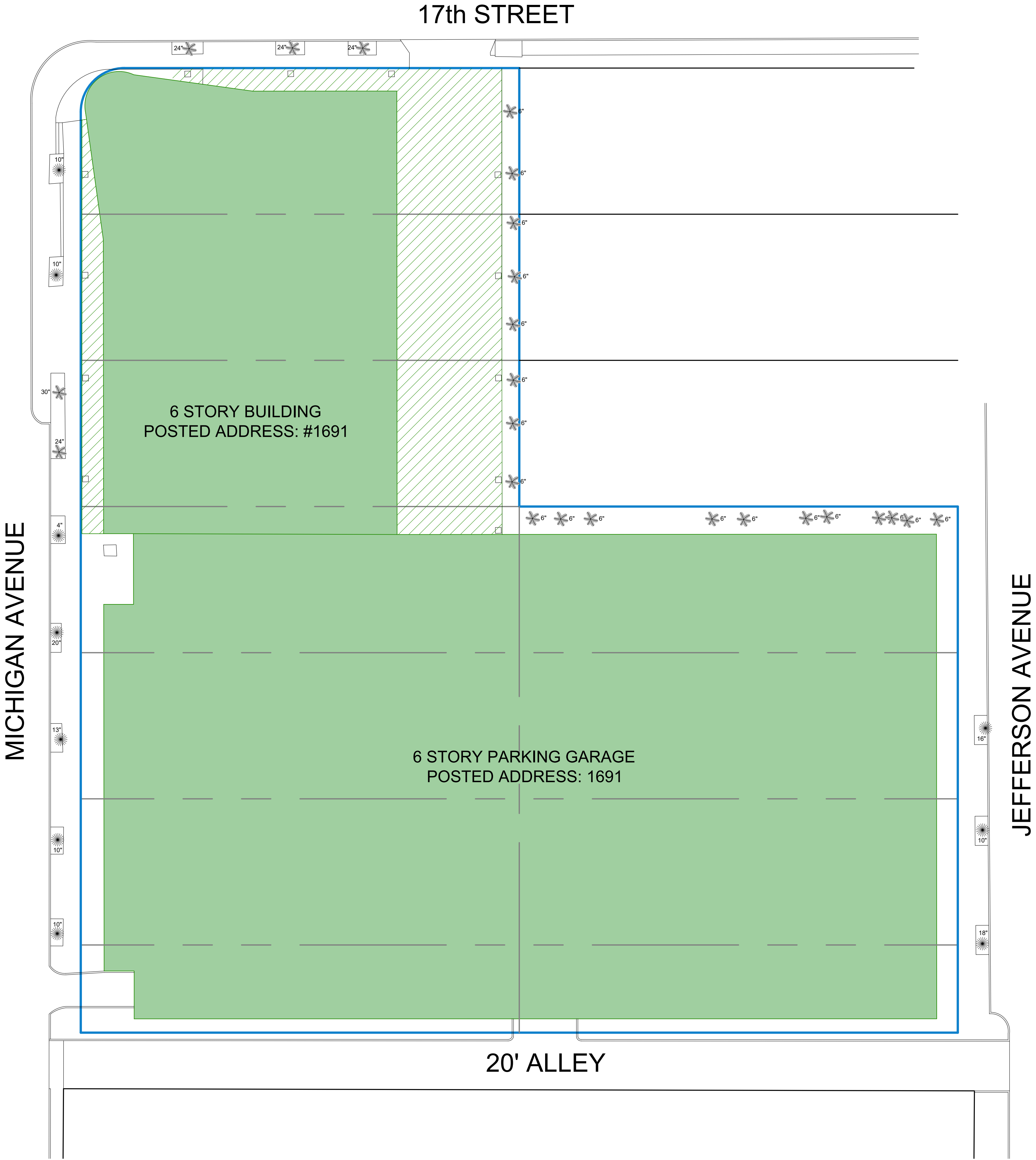


SHEET 2 OF 2

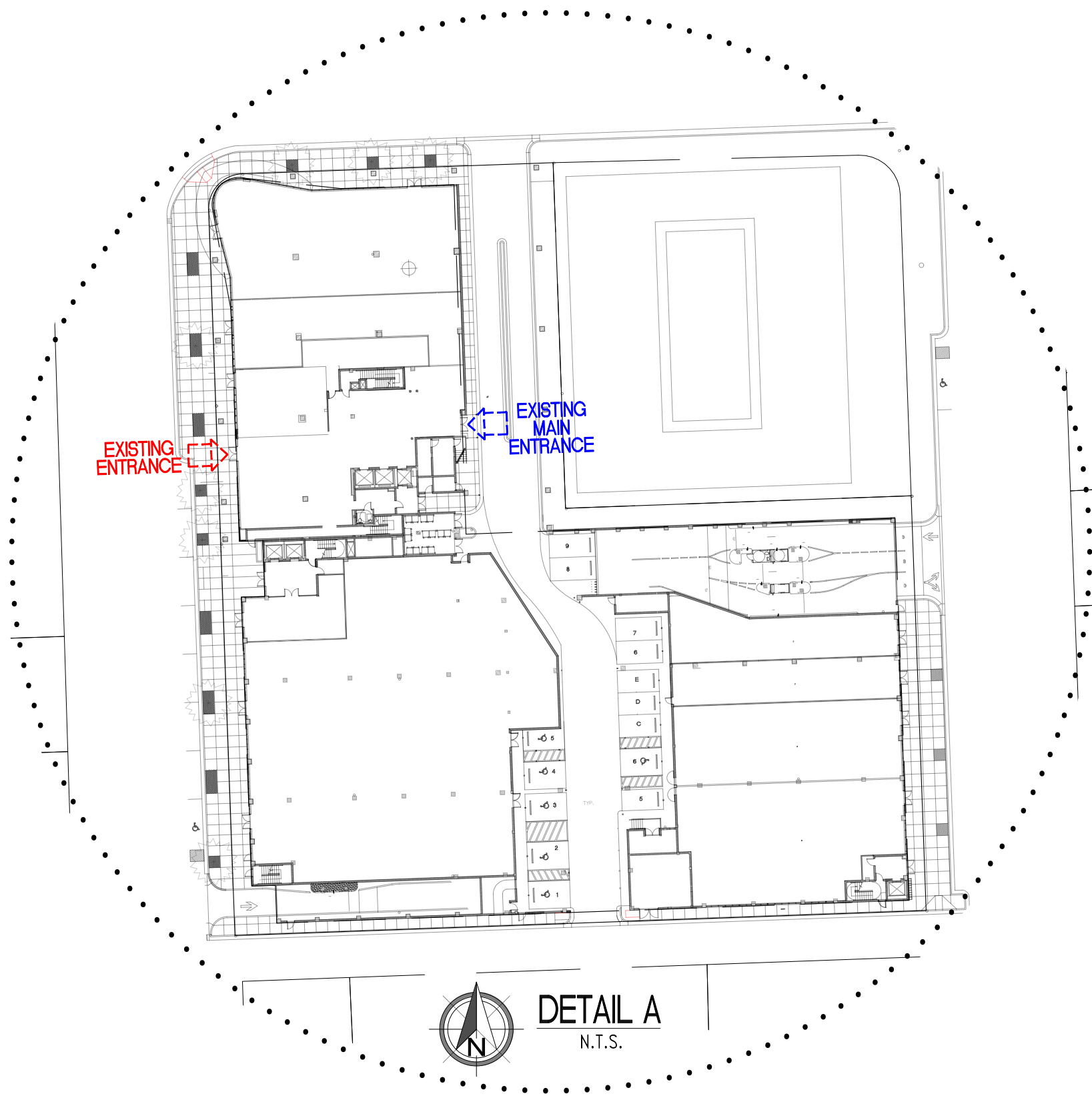
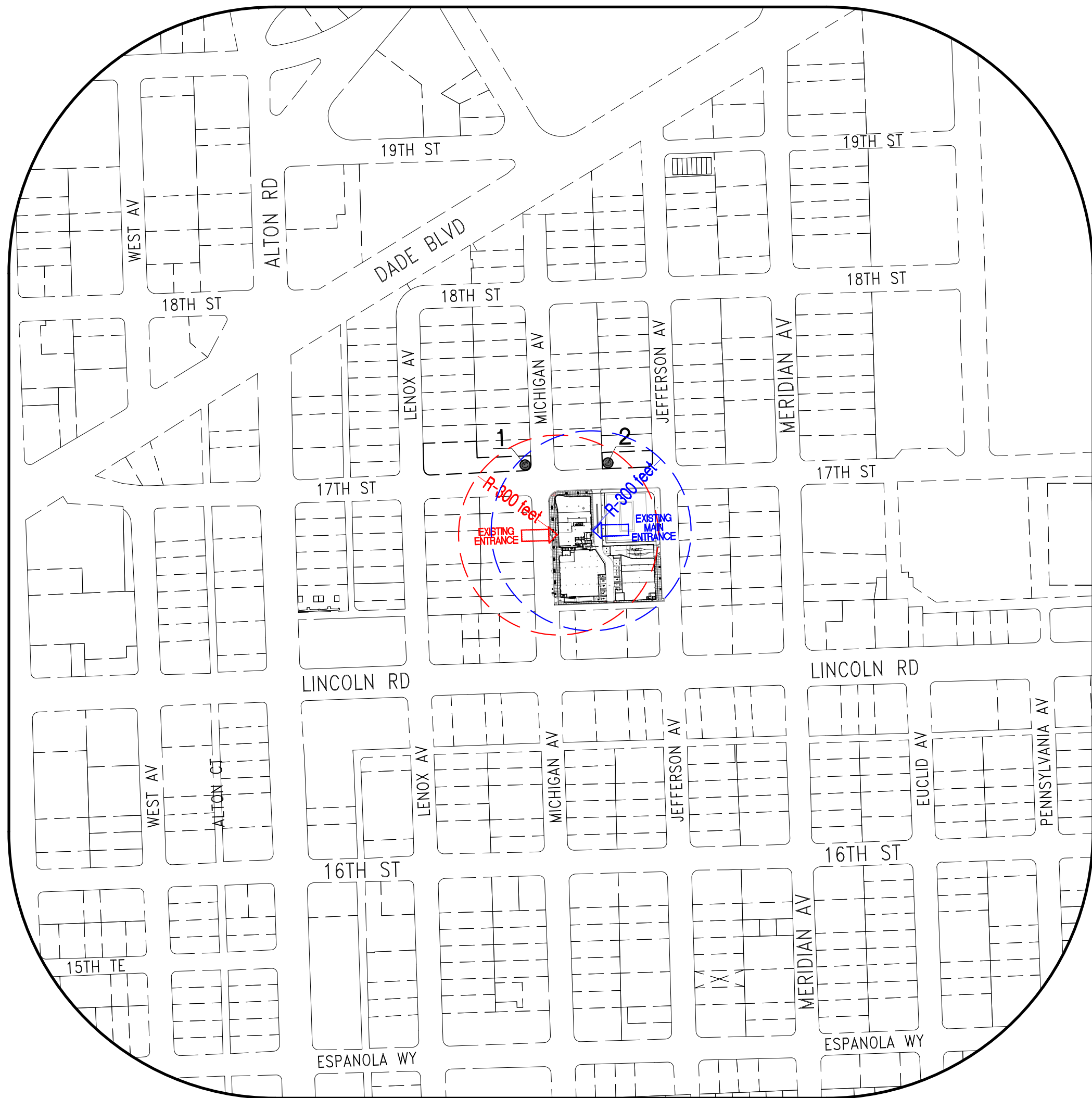
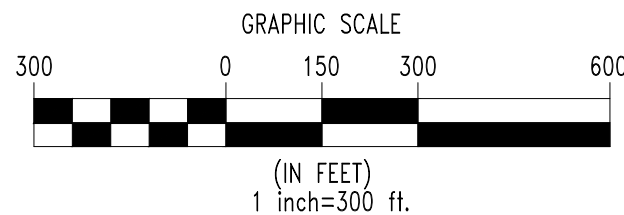
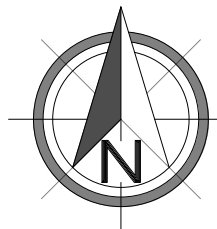
NV5

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
**1691 Michigan Ave**  
DATE OF FIELD SURVEY: DECEMBER 28, 2023  
NETWORK PROJECT NUMBER: 202304571-001 RLS  
**1-(800)-SURVEYS (787-8397)**  
REAL ESTATE TRANSACTION SERVICES  
www.nv5.com/real-estate-transaction-services    bockmaywehelpyou@nv5.com

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# LIQUOR SURVEY



## SURVEYOR REPORT and NOTES

1. THIS IS NOT A BOUNDARY SURVEY, THIS IS LIQUOR SURVEY FOR PROPOSED LIQUOR LICENSE.
2. DATE OF SURVEY: 03-06-2024.
3. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS ONE (1) PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL WITHIN 300 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED, FROM THE MAIN FRONT ENTRANCE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A PARCEL OF LAND SET ASIDE FOR, AND USED, OR PROPOSED TO BE USED, FOR PUBLIC OR PRIVATE ELEMENTARY SCHOOL, MIDDLE SCHOOL, OR SECONDARY SCHOOL PURPOSES.
4. ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS ONE (1) HOUSE OF WORSHIP WITHIN 300 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED, FROM THE MAIN FRONT ENTRANCE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A HOUSE OF WORSHIP.
5. LIQUOR LICENSING TYPES SHOWN HERE (IF APPLICABLE), ACCORDING TO FLORIDA DEPARTMENT OF BUSINESS PROFESSIONAL REGULATION, IN CASE OF A DISCREPANCY, HAS BEEN PROVIDED AND VERIFIED BY THE CLIENT OR LAWYER COMPANY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
7. THE EXISTING ENTRIES SHOWN HERE ON, ARE LOCATED EXACTLY ACCORDING TO EXISTING GROUND FLOOR PLAN FOR 1691 MICHIGAN AVENUE, MIAMI BEACH, FL 33139, SENT BY THE CLIENT.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THE ATTACHED "LIQUOR SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Seal:

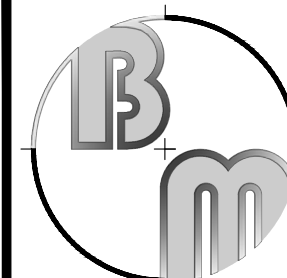
Date: 06.25.2024

The seal appearing on this document was authorized by Francisco L Nunez, Jr, PSM, on the date adjacent to seal

THIS SURVEY IS CONSIDERED VALID ONLY:  
1) IN HARD COPY, WITH ORIGINAL SIGN AND RAISED SEAL.  
2) IN ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

Francisco L. Nunez Jr.  
PROFESSIONAL SURVEYOR AND MAPPER No.6382  
STATE OF FLORIDA

ITEM No.	ADDRESS	NAME	LICENSE TYPE	STATUS	DISTANCE (Along the linear feet distance) ENTRANCE (Michigan)	DISTANCE (Along the linear feet distance) MAIN ENTRANCE
1	1700 MICHIGAN AVENUE, MIAMI BEACH, FL 33139	CUBAN HEBREW CONGREGATION OF MIAMI TEMPLE BETH SHMUEL		ACTIVE	216 FEET	263 FEET
2	1700 JEFFERSON AVENUE, MIAMI BEACH, FL 33139	LINCOLN-MARTI SCHOOL DAYCARE		ACTIVE	238 FEET	189 FEET



designGroup  
SURVEYORS  
MAPPERS | LAND PLANNERS

p: (305) 551-8511  
c: (786) 877-7176  
a: 15045 SW 26th Terrace,  
Miami, FL 33185-5617  
e: bm@bmsurveyors.com

License Business No: 8369

## RECORD OF REVISION

No.	DATE	DESCRIPTION

Project Name:

Type of Project:

LIQUOR SURVEY  
ADD INFORMATION

Project Address(es):

1691 MICHIGAN AVENUE,  
MIAMI BEACH, FL 33139

Folio No(s):

02-3234-004-0690

Prepared for:

BLACK LION  
INVESTMENT GROUP

Scale: As shown

Drawn By: BM

Checked By: FLN

Field Date: March 06/2024

Drawn Date: June 25/2024

F.B./PG.: FILE/RMB

Project No.:

24-0103

Sheet:

1

of 1







ITEM #	Project Information				
1	Address: 1691 Michigan Avenue	Folio number(s):	02-3234-004-0690	Year built:	2002
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	76,452
3	Located within a Local Historic District (Yes or No):	Zoning District:		Lot width:	315',180'
4	Individual Historic Site (Yes or No):			Lot Depth:	300';135'
5	Base Flood Elevation:	EA (+8)	Grade value in NGVD:		+4'-10"NGVD
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Business			
8	Proposed Accesory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.75	2.14	2.14	
14	Building Height				
15	At grade parking lot on the same lot				
a	Front setbacks	0	0	0	
b	Side interior setback	0	0	0	
c	Side facing street setback	0	0	0	
d	Rear setback	5	5'-9";7'-2"	5'-9";7'-2"	

SEATING	
SPEAKEASY BAR	07
SPEAKEASY	32
EMPLOYEE LOUNGE	43
LIVING ROOM	16
TOTAL SEATING	97
39 TOTAL SEATING IN AREA WITH DISPLAYED ALCOHOLIC BEVERAGE	

TOTAL OCCUPANCY LOAD	
BAR KITCHEN_____	1
BAR SEATING AREA_____	15
SPEAKEASY_____	27
B.O.H_____	2
VESTIBULE_____	23
EMPLOYEE LOUNGE_____	36
EMPLOYEE SEATING AREA #1_____	17
LIVING ROOM_____	16
TOTAL LOAD OCCUPANCY: _____	137





C SITE IMAGE\*



D SITE IMAGE\*

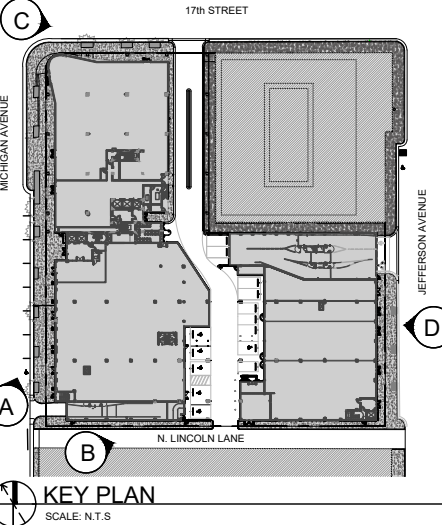


A SITE IMAGE\*



B SITE IMAGE\*

\*PHOTOS WERE TAKEN ON 01/ 16/ 2024



THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

1691 MICHIGAN  
MIAMI BEACH, FL 33139



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DWG. TITLE		SITE IMAGES
SCALE		N.T.S
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		A-003
DATE	REVISION	





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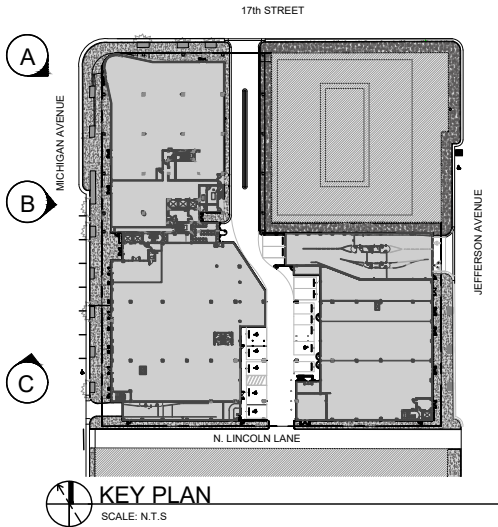
B SITE IMAGE\*



C SITE IMAGE\*

THIRD FLOOR INTERIOR  
SCOPE OF WORK

\*PHOTOS WERE TAKEN ON 01/ 16/ 2024



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DWG. TITLE		SITE IMAGES
SCALE	N.T.S.	
PROJECT NO.	2023-33	
DATE	07-15-2024	
SHEET NUMBER	A-004	
DATE	REVISION	





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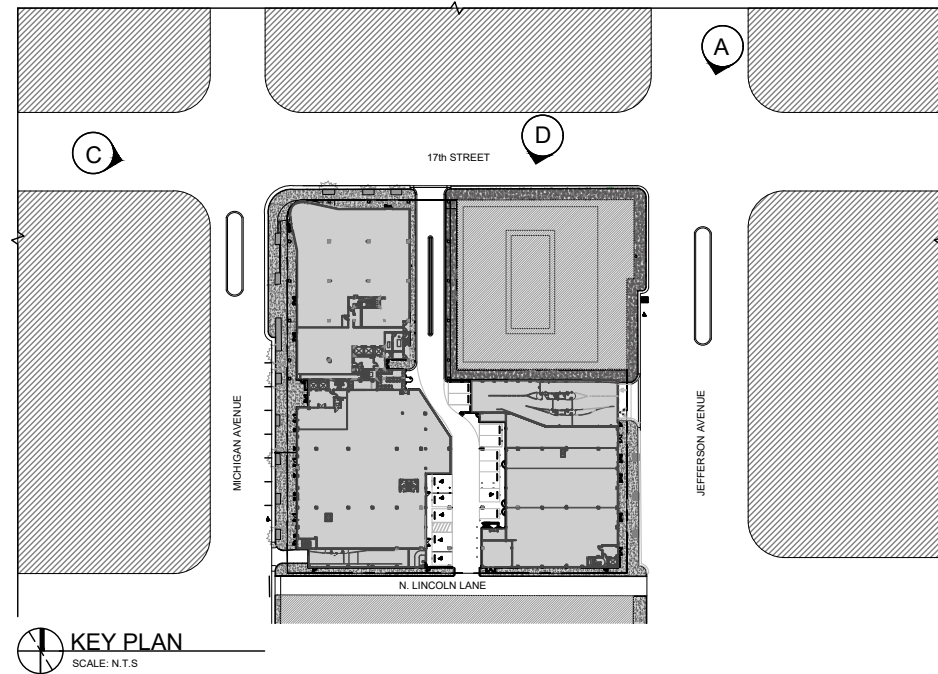


D CONTEXTUAL IMAGE\*



A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



## THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

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DWG. TITLE		DWG. TITLE
CONTEXTUAL IMAGES		CONTEXTUAL IMAGES
SCALE		N.T.S.
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		A-005
DATE	REVISION	



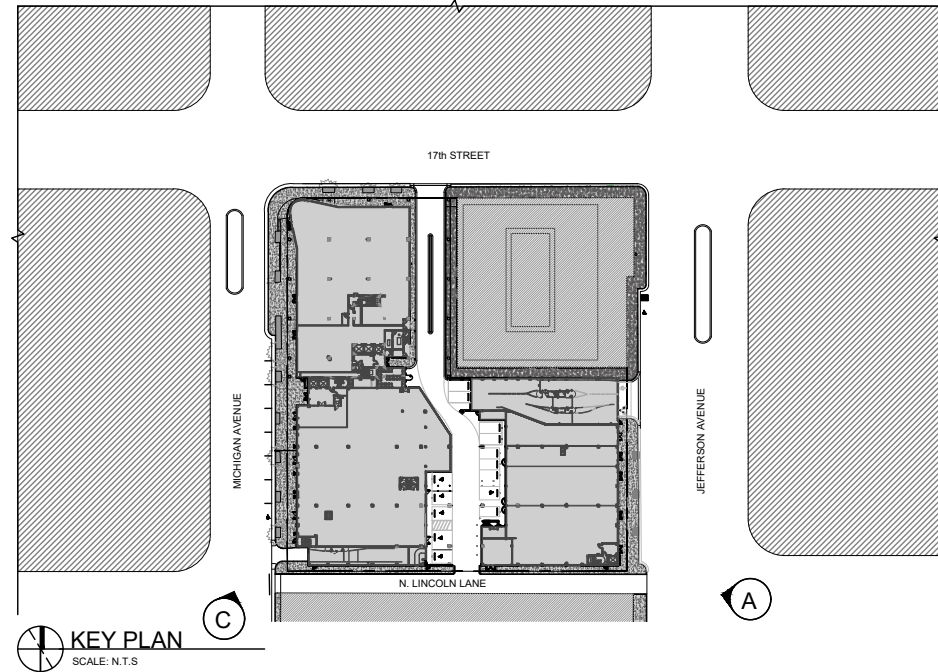


C CONTEXTUAL IMAGE\*



A CONTEXTUAL IMAGE\*

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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DWG. TITLE	CONTEXTUAL IMAGE
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-006
DATE	REVISION





C SITE IMAGE\*



D SITE IMAGE\*

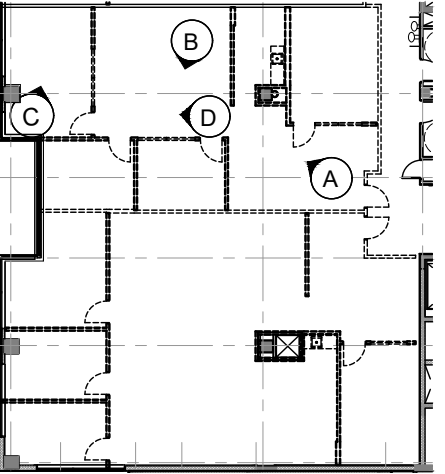


A SITE IMAGE\*



B SITE IMAGE\*

\*PHOTOS WERE TAKEN ON 01/ 16/ 2024



KEY PLAN  
SCALE: N.T.S.

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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DWG. TITLE	
INTERIOR IMAGES	
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-007
DATE	REVISION





FOYER RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	07-15-2024
		SHEET NUMBER	R-001
DATE	REVISION		





CAFE RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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MIAMI BEACH, FL 33139



		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	07-15-2024
		SHEET NUMBER	R-002
DATE	REVISION		





LIVING ROOM RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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DWG. TITLE		RENDERING
SCALE		N.T.S
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		R-003
DATE	REVISION	





SPEAKEASY  
CORRIDOR RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	07-15-2024
		SHEET NUMBER	R-004
DATE	REVISION		





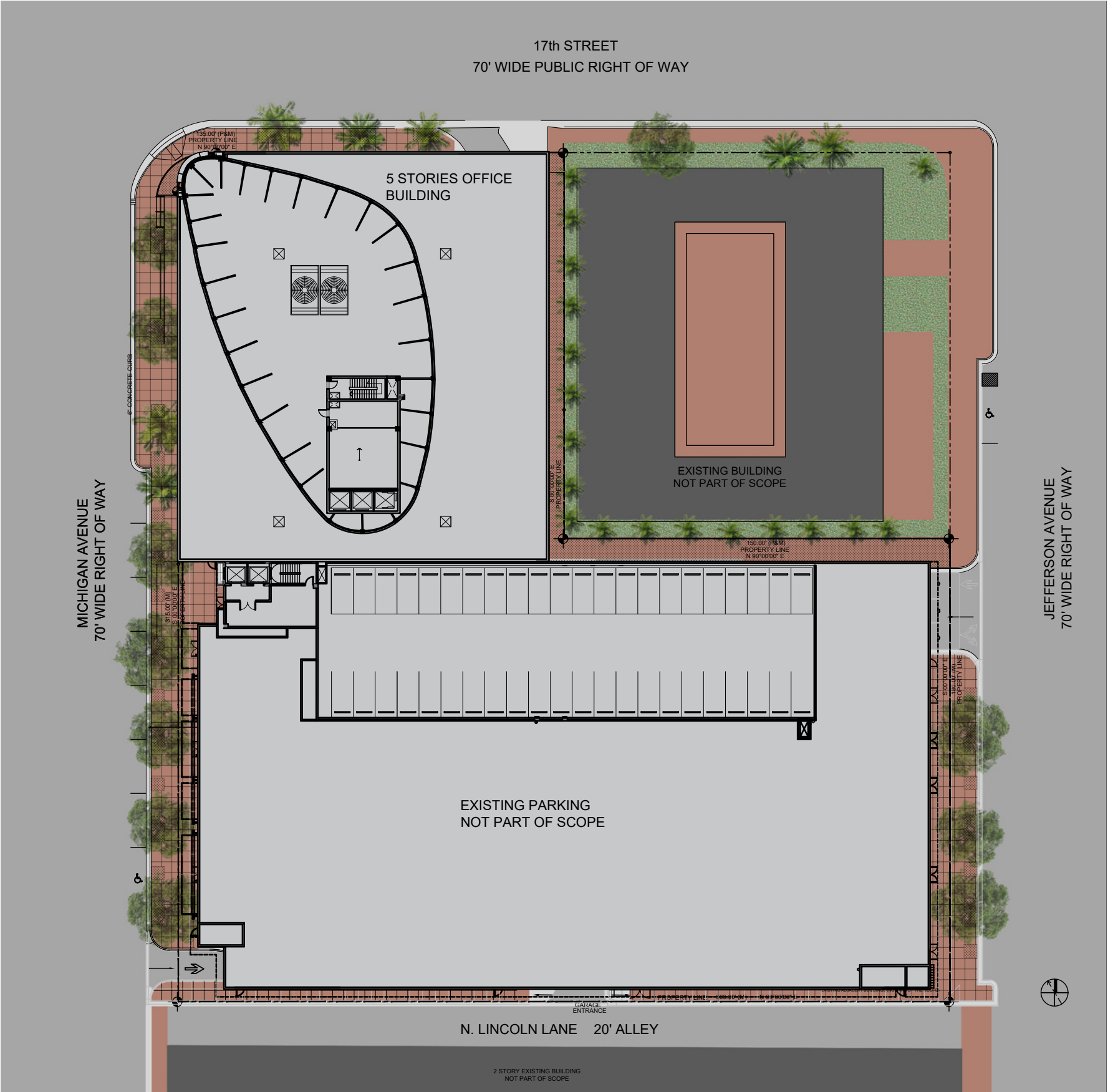
SPEAKEASY  
LOUNGE RENDER

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
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MIAMI BEACH, FL 33139



		DWG. TITLE	RENDERING
		SCALE	N.T.S
		PROJECT NO.	2023-33
		DATE	07-15-2024
		SHEET NUMBER	R-005
DATE	REVISION		



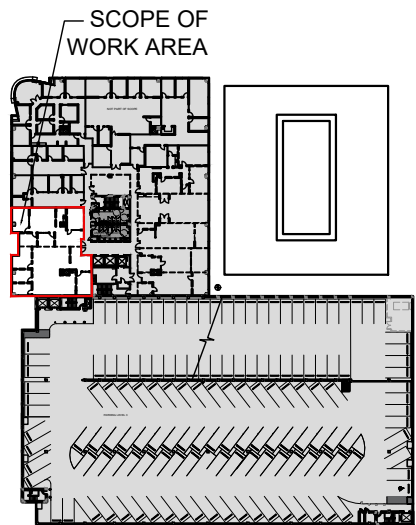


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MIAMI BEACH, FL 33139



DWG. TITLE		SITE PLAN
SCALE		1/32"=1'0"
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		EXIST-100
DATE	REVISION	





KEY PLAN  
THIRD FLOOR

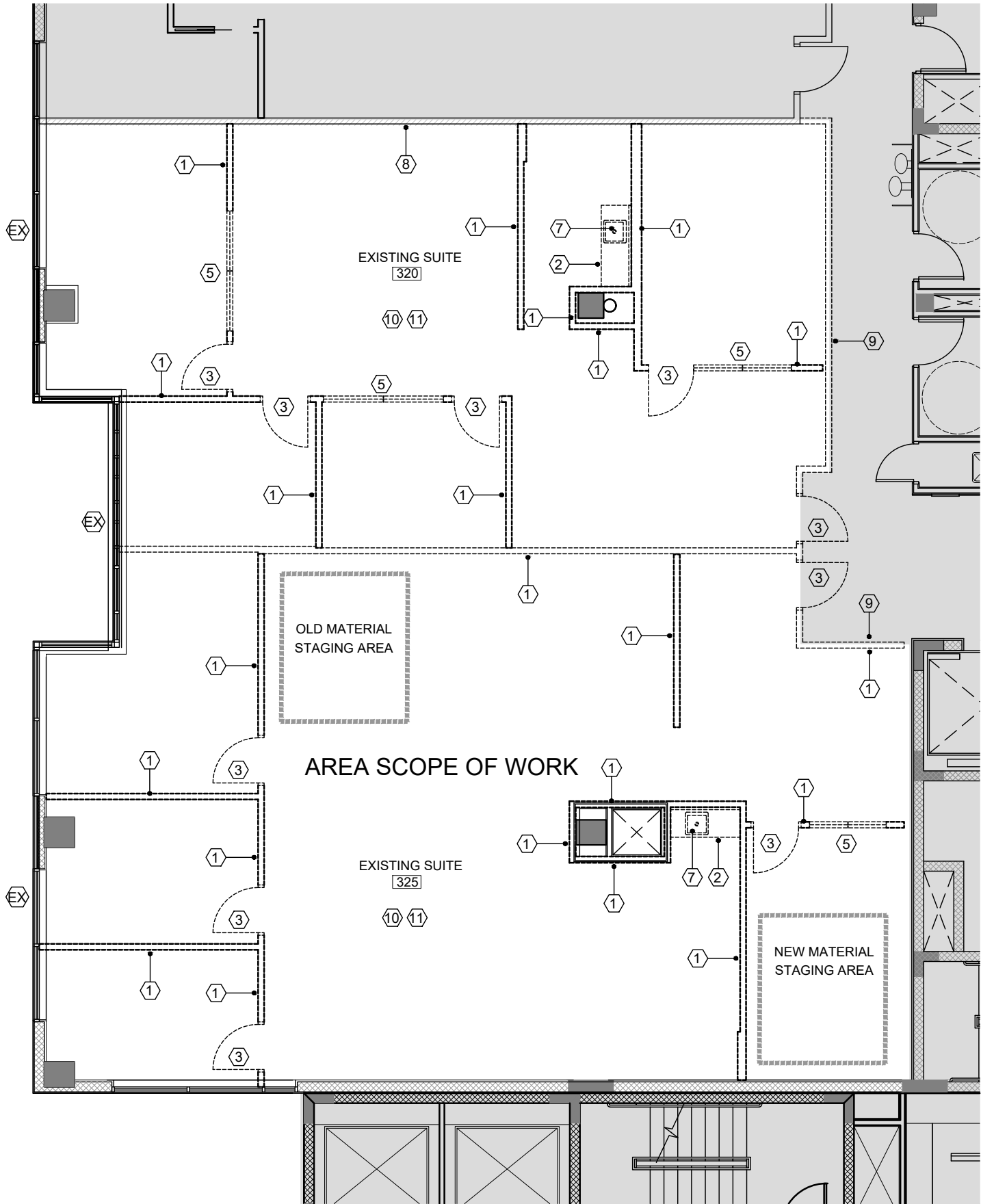
THE LINCOLN BL. 3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

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**BGA**architects

DWG. TITLE		DEMOLITION THIRD FLOOR PLAN
SCALE		1/8"=1'-0"
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		EXIST-101
DATE	REVISION	





## LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN
- EXISTING INTERIOR PARTITIONS TO BE REMOVE
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE
- EXISTING FACADE WINDOWS/ FRAME TO REMAIN
- REMOVE EXISTING INTERIOR DRYWALL PARTITION
- REMOVE EXISTING KITCHEN COUNTER
- EXISTING SINGLE DOOR TO BE REMOVE
- EXISTING DOUBLE DOOR TO BE REMOVE
- EXISTING INTERIOR WINDOW TO BE REMOVE
- EXISTING INTERIOR ALUMINUM- GLASS PARTITIONS TO BE REMOVE
- EXISTING PLUMBING FIXTURES TO BE REMOVE
- EXISTING DEMISIN WALL TO REMAIN, PARCH AND REPAIR AS REQUIRE
- TEMPORARY CONSTRUCTION BARRIERS IN ACCORDANCE WITH NFPA 241-2022 EDITION. STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.
- EXISTING FLOORING TO BE REMOVED
- EXISTING CEILING TO BE REMOVED

## THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

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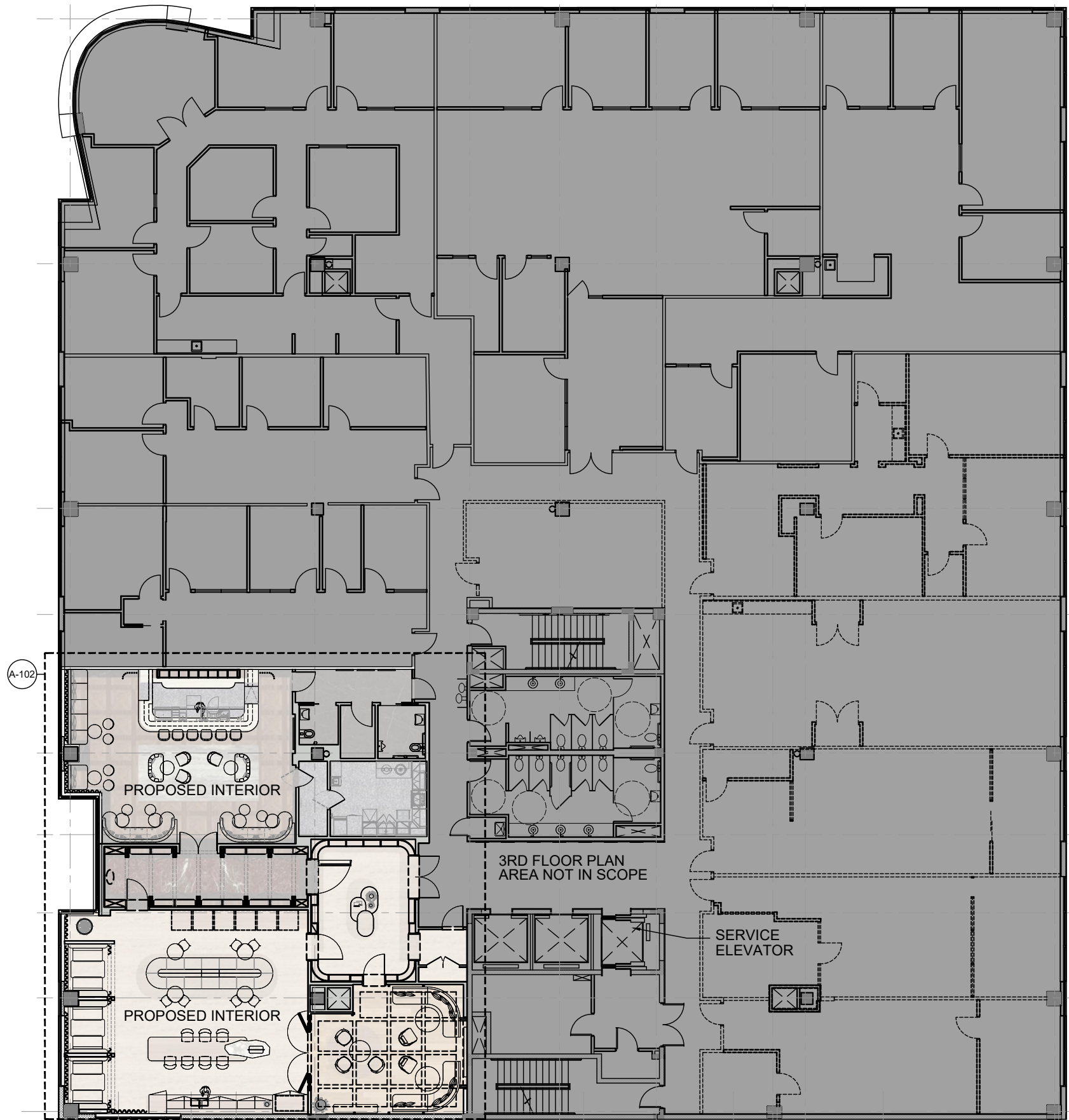
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ARCHITECTURE JOSE L. GOMEZ

DWG. TITLE	ENLARGED DEMOLITION THIRD FLOOR
SCALE	1/4"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	EXIST-102
DATE	REVISION





THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE

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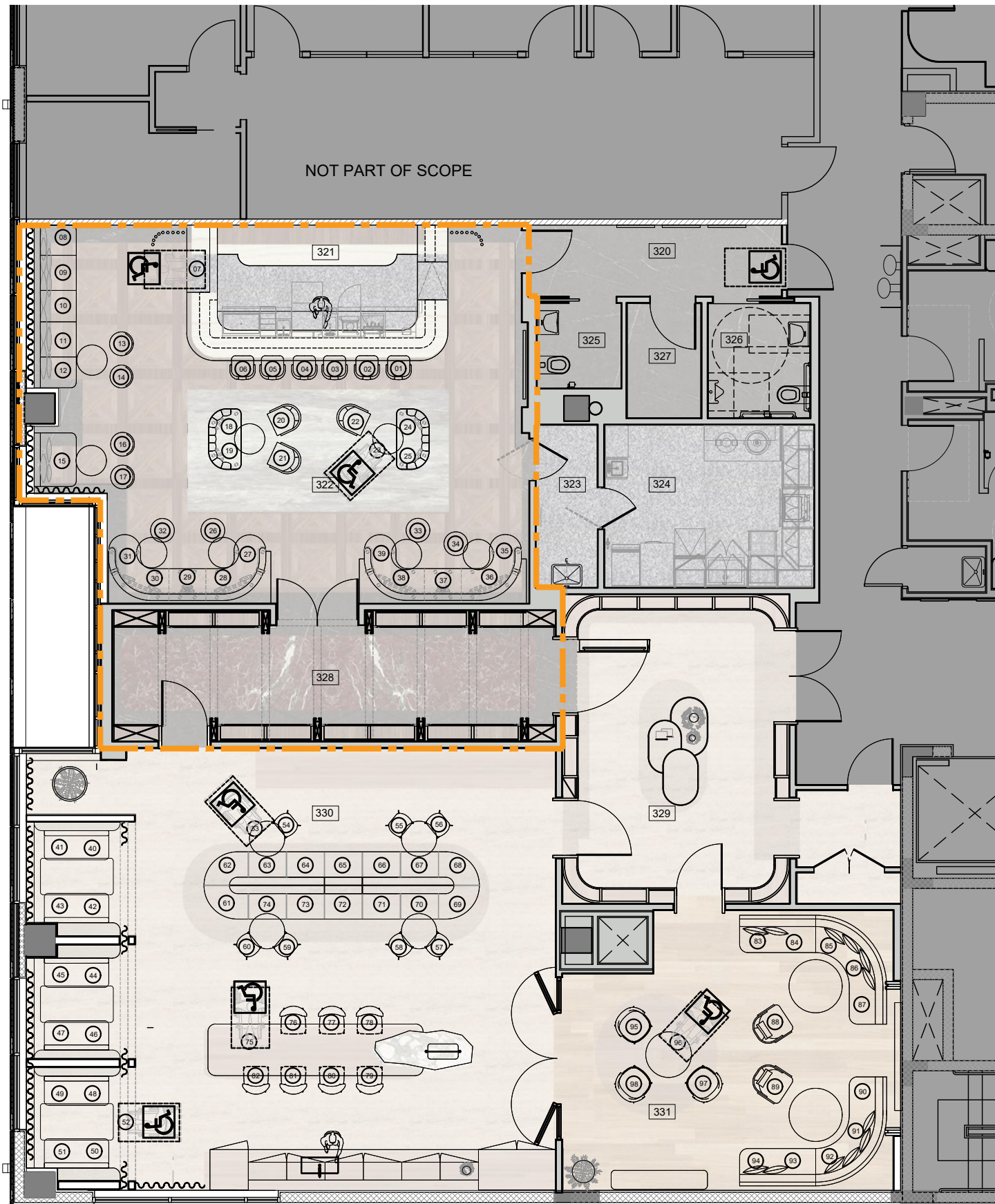


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DWG. TITLE		OVERALL 3RD FLOOR PLAN
SCALE		1/8"=1'-0"
PROJECT NO.		2023-33
DATE		07-15-2024
SHEET NUMBER		A-101
DATE	REVISION	





LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING INTERIOR PARTITIONS TO REMAIN, PARCH AND REPAIR AS REQUIRE.
- NEW INTERIOR PARTITIONS
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE

AREA WITH DISPLAYED ALCOHOLIC BEVERAGE  
1,025 S.F.

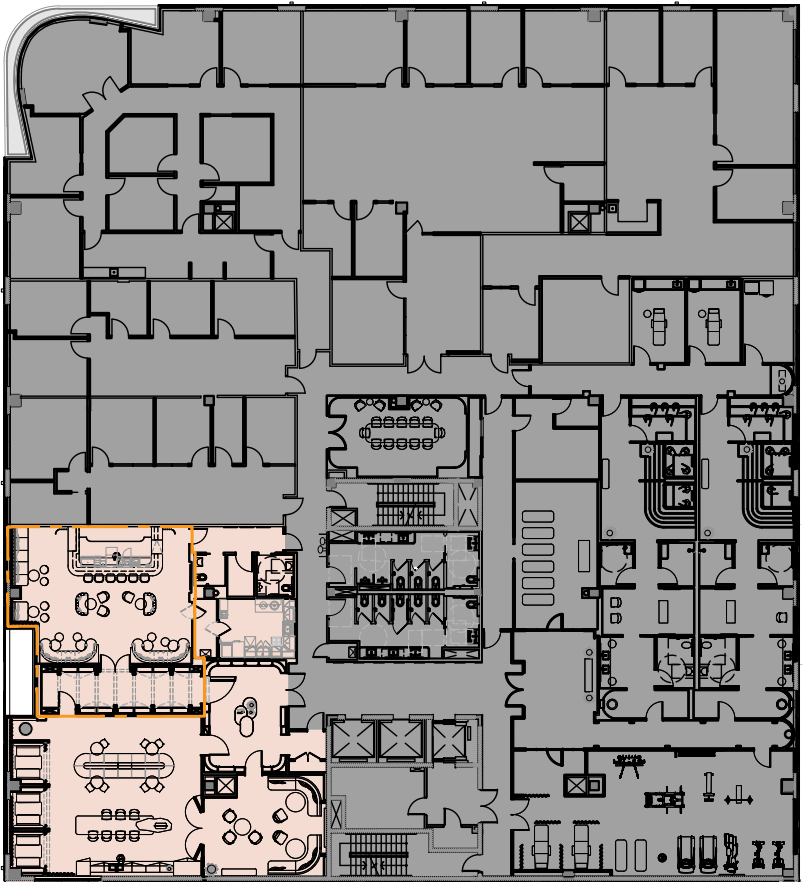
ROOMS LEGEND

- 320 CORRIDOR
- 321 SPEAKEASY BAR
- 322 SPEAKEASY
- 323 CORRIDOR
- 324 B.O.H
- 325 WC
- 326 ADA WC
- 327 CLOSET
- 328 SPEAKEASY CORRIDOR
- 329 VESTIBULE
- 330 EMPLOYEE LOUNGE
- 331 LIVING ROOM

SEATING

SPEAKEASY BAR	07
SPEAKEASY	32
EMPLOYEE LOUNGE	43
LIVING ROOM	16
TOTAL SEATING	97

39 TOTAL SEATING IN AREA WITH  
DISPLAYED ALCOHOLIC BEVERAGE



KEY PLAN N.T.S

THE LINCOLN BL .3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE  
1691 MICHIGAN  
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DWG. TITLE	PROPOSED ENLARGED 3RD FLOOR PLAN
SCALE	1/4"=1'-0"
PROJECT NO.	2023-33
DATE	07-15-2024
SHEET NUMBER	A-102