



Miami Beach Economic Development - Commercial  
Lease Subsidy Application FY24-25

South Beach Brewing Company, LLC

Application #CLSAPP24250002

Name: lorenzo Borghese  
Phone: (917) 570-0877  
Email: borghesel@southbeachbrew.com

## Applicant Profile

<b>Applicant Type</b>	Organization
<b>Name</b>	lorenzo Borghese
<b>Legal Name</b>	South Beach Brewing Company, LLC
<b>Email</b>	borghesel@southbeachbrew.com
<b>Primary Phone</b>	(917) 570-0877
<b>Alternate Phone</b>	(305) 397-5246
<b>Address</b>	1500 Bay Road 920 Miami Beach, Florida 33139 UNITED STATES
<b>Website</b>	<a href="https://www.southbeachbrew.com/">https://www.southbeachbrew.com/</a>
<b>FEIN / Tax ID</b>	84-2318910
<b>Fiscal Year End Date</b>	12/31
<b>Unique Entity ID (UEI)</b>	

## Mission Statement

To provide culture, entertainment, art and craft food and beverages to all customers leaving them with lifetime, "I love right now," memories and experiences

## Organization History

Our location offiically opened for business at 210 11th street earlier this year.

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Email: borghesel@southbeachbrew.com

## Intent to Apply

Welcome to the Intent to Apply section for the Miami Beach Commercial Lease Subsidy Program!

By expressing your “Intent to Apply”, you’re taking the first step towards accessing financial assistance with your commercial lease in the Art Deco / MiMo Commercial Character Overlay District. Submitting this form is mandatory before gaining access to the Program application form.

Before you begin, please review the Program Guidelines.. Compliance with the Program Guidelines is key to submission of a complete and valid application.

Submitting your “Intent to Apply” requires providing answers to a series of question that will help us understand your commercial lease and confirm your eligibility for Program participation.

- I. Applicant of Record: Identify who will handle the application process and whether that individual represents the property owner or a prospective business looking to take advantage of the grant program.
- II. Subject Property: For the commercial property to be leased by a new business, provide the property owner name, address, and tax folio.
- III. Existing Tenant: Answer yes or no, whether an existing business currently operates at the subject property. If applicable, provide the name of the existing business operating onsite, business owner/contact information (name, phone number, email address)business tax receipt (BTR) number and indicate the type of business establishment.
- IV. Prospective Tenant: Is there a prospective tenant under consideration for the property? If applicable, provide the name of the prospective business, business owner/contact information (name, phone number, email address), business tax receipt (BTR) number, and indicate the type of business establishment.

Please note that submitting an Intent to Apply does not complete the application. Once you submit your intent, please contact the City's Economic Development Department with your application number to schedule your Pre-Submittal Conference (PSC).

City of Miami Beach Economic Development Department

Email: mbbiz@miamibeachfl.gov

Phone: 305-673-7572

During the PSC, you'll discuss your application, business needs, and how the Commercial Lease Subsidy Program can be tailored to maximize your business growth in Miami Beach. Completion of a PSC is required to move forward and submit an official application.



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Thank you for choosing Miami Beach as the location for your business, and we look forward to assisting you in your application journey!

## I. APPLICANT OF RECORD

**The *Applicant of Record* is the individual/entity that will submit the application, assume responsibility for the grant, and to whom funds will be disbursed. Please specify who will fill out the application and handle the application process.**

**Full Name**

South Beach Brewing Company, LLC

**Phone Number**

9175700877

**Email Address**

borghesel@southbeachbrew.com

**Is the Applicant of Record a**

- Property owner whose commercial property will be subject of the application
- Business wishing to participate as tenant at a property owned by someone else

**Please select one:**

Tenant Business

**Subject Property Occupancy Status**

**Please select one:**

The Subject Property is currently occupied

## II. SUBJECT PROPERTY

**For *Applicants of Record* that own the commercial property that will be leased by a new business (currently vacant). Please ensure that the subject property is located within the Program's geographic boundaries.**

**Subject Property Address**

**Subject Property Folio Number**

**Please provide the 13-digit parcel identifier assigned to the property by Miami-Dade County commencing with "02-".**



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**Owner of Title**

**Please identify the owner of title to the Subject Property.**

**Owner Authorized Representative**

**Please identify an Authorized Representative if the Property Owner is not a natural person. (May be completed as "N/A" if it doesn't apply)**

**Owner Authorized Representative Email**

**II. SUBJECT PROPERTY**

**For *Applicants of Record* that own the commercial property with an existing Tenant Business. Please ensure that the subject property is located within the Program's geographic boundaries.**

**Business Registered Name**

**Business D/B/A (if applicable)**

**Primary Business Activities**

**Date Business Operation began at Subject Property**

**Business Tax Receipt Number**

**Authorized Representative Name & Title**

**Authorized Representative Email**

**II. SUBJECT PROPERTY**

**For *Applicants of Record* that are prospective Tenant Business. Please ensure that the subject property is located within the Program's geographic boundaries.**

Yes

**Prospective Property Address**

210 11th Street

**Name of Prospective Property Landlord/Owner**

Name: lorenzo Borghese  
Phone: (917) 570-0877  
Email: borghesel@southbeachbrew.com

Julaug Invest 2, LLC

### III. TENANT BUSINESS APPLICANT

**Information regarding the *Tenant Business*. If *Property Owner* is *Applicant of Record* and *Subject Property* is currently vacant, respond with "Vacant" to each question.**

#### **Business Registered Name**

South Beach Brewing Company, LLC

#### **Business D/B/A (if applicable)**

South Beach Brewing Company

#### **Primary Business Activities**

We are a family-friendly establishment which focuses on local craft beer, food, art and entertainment. We provide a unique opportunity for activities consistent with the Miami Beach brand including open mic nights, karaoke, & games for the entire family including chess nights. Our tap room contains the only hand-crafted beers named after this city. It includes a wide variety of murals created by the late, David LeBatard and two dioramas of South Beach, one highlighting the art deco buildings.

#### **Registered Address**

1500 Bay Road, Unit 920, Miami Beach

#### **Existing Miami Beach Locations (if any)**

210 11th Street, Miami Beach

### **Acknowledgements**

**As the applicant, please confirm the acknowledgments below.**

- **I have read and understood the Program Guidelines.**
- **I understand that submitting an Intent to Apply Letter does not constitute a complete application.**
- **I understand that I must complete a Pre-Submittal Conference with the Miami Beach Economic Development Department in order to move forward with an application.**

I have read and understood the Program Guidelines.

I understand that submitting an Intent to Apply Letter does not constitute a complete application.

I understand that I must complete a Pre-Submittal Conference with the Miami Beach Economic Development Department in order to move forward with an application.



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## Subject Property

### **Subject Property Address:**

210 11th Street

### **Miami-Dade County Tax Folio:**

02-3234-008-1210

### **Property Title Owner Name/Entity:**

Julaug Invest 2, LLC



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Property Owner Information

**Business Registered Name:**

South Beach Brewing Company, LLC

**Business dba:**

*(if applicable)*

South Beach Brewing Company

**Authorized Representative Name**

Lorenzo Borghese

**Authorized Representative Name:**

Lorenzo Borghese

**Authorized Representative Email:**

borghesel@southbeachbrew.com

**Authorized Representative Phone:**

917-570-0877

**Website:**

www.southbeachbrew.com

**Mailing Address:**

1500 Bay Road, Unit 920, Miami Beach, FL 33139

**Has the company or any of its officers ever been subjected to criminal or civil fines and penalties?**

No

**If yes, briefly explain:**

**Federal Employer Identification (FEIN):**

84-2318910

**Miami Beach Business Tax Receipt (BTR):**

BTR007716-10-2019

**Annual Miami Beach BTR Fee:**

\$2319



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Email: borghesel@southbeachbrew.com

**Florida Sales Tax Registration Number:**

*(if applicable)*

2473116

**NAICS Code(s):**

722511

**SIC Code(s):**

5812





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## Proposed Lease Agreement

### **Tenant Business:**

Arts & Culture Business

### **Landlord Name:**

Julaug Invest 2, LLC

**Are Landlord and Tenant related to each other? "Related" means a relationship that might call into question the arms-length nature of a customary transaction because the parties are not independent or on equal footing, including, but not limited to, relatives and business partners.**

No

**If yes, please briefly explain**

### **Lease Execution Date:**

2019-08-01

### **Lease Effective Date:**

2019-08-01

### **Lease Term Expiration Date:**

9/1/2026

### **Rent Commencement Date:**

03/01/2020

### **Initial Term (months):**

Twenty five months from commencement date

### **Renewal Terms (months):**

two sixty month options

### **Size of Leased Premises (sq. ft.):**

2,457

### **Rent (annual & monthly):**

\$7,827.92/\$93,935.04

### **Mortgage (annual & monthly):**



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**Lease-related Expenses:**

Utilities, Trash Room, Energy, Cleaning.

**Briefly explain the type of expenses for which reimbursement will be requested**

Rent and electricity, water and trash room expenses.

**Required Annual Reporting of Business Activity**

Participants will be required to annually submit information regarding the business, for use by the City in tracking the Program's impact on commercial activity. The data requested includes, but is not limited to, the amount of capital investment in real and personal property associated with the property (e.g., costs related to construction, renovation, buildout improvements, and/or fixtures, furniture, and equipment (FF&E)) and employment and wage data (e.g., number of full- and part-time jobs at the property and associated wages). The information submitted will only be used internally by the City for Program tracking and will have no bearing on the participant's Program eligibility. Failure to comply with the City's request for information may result in the denial of reimbursement funds.

I have read and understood the Annual Reporting requirement



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Existing Tenant / NonConforming Business

**Does subject property contain an active business operation?**

Yes

South Beach Brewing Company, LLC

**Business dba:**

*(if applicable)*

South Beach Brewing Company

**Primary Business Activities:**

Full restaurant serving craft beers with an art element (murals) created by Lebo

**Authorized Representative Name & Title**

Lorenzo Borghese

**Authorized Representative Email**

borghesel@southbeachbrew.com

**Authorized Representative Phone:**

9175700877

**Website:**

www.southbeachbrew.com

**Mailing Address:**

1500 Bay Road, Unit 920, Miami Beach, FL 33139

**Has the company or any of its officers ever been subjected to criminal or civil fines and penalties?**

No

**If yes, please provide details**

**Federal Employer Identification (FEIN):**

Same as on previous pages

**Miami Beach Business Tax Receipt (BTR):**

Same as on previous pages

**Annual Miami Beach BTR Fee:**



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Same as on previous pages

**Florida Sales Tax Registration Number**

Same as on previous pages

**NAICS Code(s):**

*(Look up code here: <https://www.naics.com/search/>)*

Same as on previous pages

**SIC Code(s):**

Same as on previous pages



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**Email:** borghesel@southbeachbrew.com

**Prospective / New Tenant (Permitted Use or Art & Culture Business)**

**Has a prospective tenant has been identified for Subject property?**

No

**Business Registered Name**

**Business dba**

**Primary Business Activities**

**Authorized Representative Name & Title**

**Authorized Representative Email**

**Authorized Representative Email**

**Website:**

**Mailing Address:**

**Has the company or any of its officers ever been subjected to criminal or civil fines and penalties?**

**If yes, please briefly explain:**

**Federal Employer Identification (FEIN):**

**Miami Beach Business Tax Receipt (BTR):**

**Annual Miami Beach BTR Fee:**

**Florida Sales Tax Registration Number**

*(if applicable)*

**NAICS Code(s):**

**SIC Code(s):**

**Estimated amount of annual reimbursement to be requested:**

Name: lorenzo Borghese

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Email: borghesel@southbeachbrew.com

## Acknowledgement and Application Authorization

**The Applicant acknowledges that adherence to the application and Program Guidelines is a requirement for receipt of reimbursement award funds. Failure to comply with the Program Guidelines may result in the loss of eligibility. Please check each statement in acknowledgement of the following:**

- **I acknowledge that receipt of any Program funds is conditioned upon continuous compliance with the terms and conditions of the application and Agreement, as authorized by resolution of the City Commission.**
- **I acknowledge that failure to comply with the terms and conditions of the approved application and Agreement may result in my disqualification from the Program, the forfeiture of any unissued award funds, and the requirement for repayment of funds I have already received.**
- **I agree to refrain from executing a lease agreement, or extension thereof, for the subject property of this application, prior to final approval of my participation in the Program, as confirmed in writing by the City of Miami Beach.**
- **I agree that Program participation requires that any lease agreement for the subject property will contain a statement in standard font size that the property will be subject to these Program requirements, rents payable will be reduced by an amount commensurate with the award, and participation may be revoked if, during the Program term, any outstanding charges are unpaid for more than one year.**
- **I acknowledge that the subject property cannot be approved for the Program if encumbered by any delinquent ad valorem taxes, municipal and county liens, code enforcement violations, judgments, and encumbrances of any kind.**
- **I agree to maintain business and financial records related to my business, the subject property, and the tenant, and submit summary reports of such records, as requested by the City of Miami Beach as part of reimbursement claim submissions.**
- **I agree to comply with efforts to monitor and verify my compliance with the Program, including the City of Miami Beach's requests to review business records and/or perform onsite visits.**

Receipt of any Program funds is conditioned upon continuous compliance with the terms and conditions of the application and Agreement, as authorized by resolution of the City Commission.

Failure to comply with terms and conditions of the approved application and Agreement may result in my disqualification from the Program, the forfeiture of any unissued award funds, and the requirement for repayment of funds I have already received.

I agree to refrain from executing a lease agreement, or extension thereof, for the subject property of this application, prior to final approval of my participation in the Program, as confirmed in writing by the City of Miami Beach.

Program participation requires any lease agreement for the subject property to contain a statement that the property will be subject to these Program requirements, rents payable will be reduced by an amount commensurate with the award.



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Participation may be revoked if, during the Program term, any outstanding lease agreement charges are unpaid for more than one year.

Subject property cannot be approved for the Program if encumbered by any delinquent ad valorem taxes, municipal and county liens, code enforcement violations, judgments, and encumbrances of any kind.

I agree to maintain business and financial records related to my business, the subject property, and the tenant, and submit summary reports of such records, as requested by the City of Miami Beach as part of reimbursement claim submissions.

I agree to comply with efforts to monitor and verify my compliance with the Program, including the City of Miami Beach's requests to review business records and/or perform onsite visits.

**Signature Affidavit - Property Owner**

**Signatures from all involved parties is required for the submission of an application. The signatory must have legal signing authority to bind the company to a contract, i.e., executive officers and owners. By signing this application, the Applicant(s) attests to be duly authorized to execute on behalf of the company and its legal owner, as applicable. The Applicant confirms that it is duly authorized to enter into contracts related to the subject property. Through application to the Program, the Applicant provides consent to the City of Miami Beach to verify the company's business licensure, ownership of property, and business records related to the company and the subject property.**

**The Applicant acknowledges that adherence to the application and Program Guidelines is a requirement for receipt of reimbursement payments. Failure to comply with Program Guidelines may result in the loss of eligibility for receipt of funds.**

*Signed Affi.pdf*

**Signature Affidavit - New Tenant Business**

*No File Uploaded*

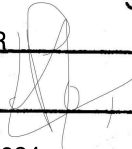
*(if applicable)*

*No File Uploaded*

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The Applicant acknowledges that adherence to the application and Program Guidelines is a requirement for receipt of reimbursement payments. Failure to comply with Program Guidelines may result in the loss of eligibility for receipt of funds.

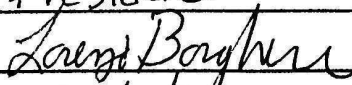
**PROPERTY OWNER**

Name: Pierre Leclerc  
Company: Tulaug Invest 2, LLC  
Title: OWNER  
Signature:   
Date: 12/04/2024

**NEW TENANT BUSINESS**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXISTING TENANT BUSINESS (if applicable)**

Name: Lorenzo Borghese  
Company: South Beach Brewing Company LLC  
Title: President  
Signature:   
Date: 12/4/24

**Internal City use only**

Date Received:

Approval Signature:

Printed Name:

Target Commission Meeting Date: