

**Lincoln Road Business Improvement District  
Executive Committee Meeting  
Thursday, February 20, 2025  
10:00 a.m. – 11:00 a.m.**

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**In Person**

420 Lincoln Road Suite 330, Miami Beach, Florida 33139

**Join Zoom Meeting**

<https://zoom.us/j/4744547055?pwd=YXo1TmUrR0ZNMmJYNiVLZVVEVjczZz09>

Meeting ID: 474 454 7055

Password: 808879

Call-in: +1 301-715-8592

**AGENDA**

**I. WELCOME/INTRODUCTIONS/ROLL CALL**

**II. APPROVAL ITEMS**

- a. Minutes from: Thursday, September 12, 2024, Executive Committee Meeting
- b. Minutes from: Thursday, December 12, 2024, Executive Committee Meeting
- c. Andres Carne de Res: Cows & Windmill Installations
- d. Rubem Robierb Sculpture Installations
- e. Pride 2025 Installations
- f. Mr. Pink Installations - 2025/26
- g. Mardi Gras 2026

**III. GENERAL AGENDA ITEMS**

- a. Lyle Chariff - Prospective Tenant Discussion

**IV. NEW BUSINESS**

**V. MEETING ADJOURNED**

**Next Executive Committee meeting: March 13, 2025**

**Next Board of Directors meeting: April 10, 2025**

## Meeting Minutes

**LINCOLN RD**



Lincoln Road Business Improvement District  
Board of Directors Summary Meeting Minutes  
October 17, 2024  
9:30 a.m. – 11:00 a.m.

---

**In Person**

420 Lincoln Road, Suite 330, Miami Beach, Florida 33139  
Conference Room

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**MEETING CONDUCTED WITH IN-PERSON QUORUM  
AND VIA TELECONFERENCE SUMMARY MINUTES  
(recording available upon request)**

**In-Person**

Anabel Llopis, Executive Director  
Natalie Mejia, Staff  
Lyle Stern, President  
Mindy McIlroy, Vice President  
Alan Khoudari, Treasurer  
Melvin Schlessner, Board Member  
Maria Stead, Board Member  
Peter Saliamonas, Board Member  
Claudia Jagid, District Consulting  
Yuri Rebello, New World Symphony

**Virtual**

Arturo Vinueza, Board Member  
Julie Quittner, Property Owner  
Aaron Kay, Torose Equities  
Jonah Twist, Torose Equities  
Max Gelband, Comras Company  
Greg Sullivan, BH Properties  
Elba Machado, V&E Restaurant Group  
Carson Celio, O&G  
Paula Gomez, Dana Agency  
Cecilia Torres-Toledo, Akerman  
Neisen Kasdion, Akerman  
Charles Ortiz, City of Miami Beach  
Daniel Azuri, City of Miami Beach  
Charles Premdas, City of Miami Beach  
Heather Shaw, City of Miami Beach  
(310) 270-8702

**Lincoln Road Business Improvement District  
Board of Directors Summary Meeting Minutes  
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**AGENDA**

**I. WELCOME/INTRODUCTIONS/ROLL**

**II. DISCUSSION OF BID FINANCES**

A. Financial Review

**III. APPROVAL ITEMS**

- 1) PB24-0662, Conditional Use Regulations for Grocery and Convenience Stores in CD-3 zoning on Lincoln Road - Neisen Kasdin, Akerman LLP
  - a) Neisen Kasdin presented a proposal to allow grocery stores as a conditional use in the 420 Lincoln Road building, which has large retail spaces that are difficult to lease for traditional street-facing retail. The building was previously occupied by large anchor tenants like Woolworths. Allowing a grocery store use, potentially a high-end specialty grocer, would help activate the underutilized spaces and provide a needed amenity for the growing residential population in the area. The proposal would require conditional use approval from the planning board.
  - b) The group expressed concerns that the proposal was too broad and could allow convenience stores or other undesirable uses to occupy the space under the guise of a "grocery store". She argued for tighter restrictions and a more specific definition of the type of grocery store that would be permitted. There was discussion around the differences between convenience stores, grocery stores, and supermarkets in the city code.
  - c) After further discussion, the group reached a compromise. They agreed to provide a letter of support for the proposal, but with the condition that it specify the type of high-end, specialty grocery store that would be permitted, such as a Fresh Market or similar. The board also requested the ability to review and approve the specific tenant before the conditional use is granted.
  - d) Mindy McIlroy made a motion to issue a letter of support for a high-end grocery store, along with a list of specific tenants that the LR BID would endorse. Lyle Stern seconded the motion. The motion was approved unanimously.
- 2) Minutes from Thursday, July 18, 2024 LR BID Board Meeting

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Board of Directors Summary Meeting Minutes  
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- a) Melvin Schlessner made a motion to approve the minutes from the Thursday, July 18, 2024 LR BID Board Meeting. Mindy McIlroy provided the second. The motion was approved unanimously.
- 3) *Dream Machine* Public Art Installation
  - a) Mindy McIlroy made a motion to support the installation of Rubem Robierb's *Dream Machine II* sculpture on Lincoln Road and to allocate up to \$4,000 for the installation and removal of the sculpture. Melvin Schlessner seconded the motion. The motion was approved unanimously.
- 4) Fairchild Tropical Botanic Garden Proposal
  - a) The group did not approve the funding for the Fairchild Tropical Botanic Garden initiative and suggested to seek support from city commissioners to incorporate the orchids as part of a broader beautification initiative for the street.
- 5) Miami New Drama \$20K Sponsorship
  - a) The group did not approve the annual sponsorship funding for Miami New Drama, taking into account the previous sponsorship for their Lincoln Road Hustle theatre experience.
- 6) Andres Carne de Res Cow Sculptures
  - a) Mindy McIlroy made a motion to support the installation of up to five cow sculptures on the 400 block of Lincoln Road in celebration of the grand opening of Andrés Carne de Res, and to allow the installation to be covered under the LR BID's master permit through January 15, 2025. Melvin Schlessner seconded the motion. The motion passed unanimously.

**IV. DISCUSSION OF BID FINANCES**

- A. Anabel Llopis presented a financial Review as of September 30, 2024

**V. GENERAL AGENDA ITEMS**

- A. Peter Saliamonas requested the group's support in asking the commission to abate the sidewalk café fees for Lincoln Road tenants for a period of 6 to 12 months, similar to the relief provided to businesses on 41st Street. After discussion, the group agreed that the LR BID should formally request this support from the city commissioners.
- B. Anabel Llopis provided an update on the installation of the Gillie & Marc sculptures along Lincoln Road, noting that the process has been delayed due to the port strikes.

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- C. The group was provided an update on the new Lincoln Road sponsorship seating program being implemented by the city. This initiative will allow certain food and beverage businesses that are not full-service to offer a limited number of public seating areas in front of their establishments. The goal is to enhance street activation and provide more seating options for visitors.
- D. The group discussed the "C4M Referral to the Finance and Economic Resiliency Committee to Evaluate the Desirability, Feasibility, and Cost of Constructing a Children's Park at Euclid Circle," which was sponsored by a city commissioner. While the group expressed support for the concept of creating family-friendly amenities, they voiced concerns about the proposed location and emphasized the importance of a more strategic, comprehensive approach to selecting the ideal site for such an installation.

**VI. NEW BUSINESS**

**VII. MEETING ADJOURNED**

**Next Executive Committee meeting: Proposed Date - November 18, 2024**

**Next Board of Directors meeting: January 9, 2025**

**Lincoln Road Business Improvement District  
Executive Committee Meeting  
Thursday, December 12, 2024  
9:30 a.m. – 11:00 a.m.**

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**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 4<sup>th</sup> Floor Conference Room

**Join Zoom Meeting**

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Natalie Mejia, Staff  
Claudia Jagid, District Consulting  
Mindy McIlroy, Vice President  
Yuri Rebello, Secretary  
Maria Stead, Board Member  
Lauren Robbins, Terranova

**Virtual**

Elba Machado, Board Member  
Julie Quittner, Board Member  
Michael Comras, Comras Company  
Joe Magazine, City of Miami Beach Commissioner  
Luis Atencio, Aide to Commissioner Magazine  
Diana Fontani, City of Miami Beach  
Francys Vallecillo, City of Miami Beach  
Lauren Firtel, City of Miami Beach  
Carson Celio, O&G  
Angie Diaz, Dana Agency  
MJ Woodrum, UIA Management  
Shelly Zamudio, West Coast Investors  
“CCO Quevedo”

**AGENDA**

**I. WELCOME/INTRODUCTIONS/ROLL CALL**

- a. Meeting adjourned without quorum.

**II. NEW BUSINESS**

- a. Commissioner Joseph Magazine presented a proposal to issue an RFP for a world-class paddle facility on a surface parking lot on Lincoln Road. He explained that paddle is a rapidly growing sport that would bring a unique lifestyle and economic activation to the area, attracting a young, affluent demographic. The city voted unanimously to move forward with the RFP process, which will likely be a 45-day process to identify a top-tier operator.

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**III. DISCUSSION OF BID FINANCES**

- a. Anabel Llopis presented a financial review as of November 30, 2024

**IV. APPROVAL ITEMS - DEFERRED**

- a. Minutes from: Thursday, September 12, 2024, Executive Committee Meeting
- b. 420 Lincoln Road - Letter of Support
- c. O, Miami Creative Services

**V. GENERAL AGENDA ITEMS**

- a. Anabel provided an update on the following public art installation:
  - i. (2) Gillie & Marc Sculptures
  - ii. Bram Reijnders, *The Great Deflator* Sculpture
  - iii. Duck World Sculpture
- b. The Lincoln Road BID is in the process of renewing its mandate, with 84% of ballots received so far. Staff is aiming for 100% participation and expect to have the results certified at the next city commission meeting.
- c. Claudia provided a brief update on the Art in Storefronts Program.
- d. The BID discussed several upcoming events and activations, including a Miami Beach Student Showcase, a jazz performance, the opening of *Lincoln Road Hustle*, the Orange Bowl Pep Rally, the annual South Beach Jazz Festival, and Silent Disco.

**VI. NEW BUSINESS**

- a. Anabel Llopis gave a brief update on Andres, Oro, Prince Street Pizza, Negroni, and Nice Guy, noting that all are in the process of opening and obtaining permits

**VII. MEETING ADJOURNED**

**Next Executive Committee meeting: TBA**

**Next Board of Directors meeting: TBA**