MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139 Tel: (305) 673-7550, Fax: (305) 673-7559

SUNSET HARBOUR COMMERCIAL USES AFFIDAVIT

Pursuant to Section 7.2.11.2 and 7.3.9 of the City of Miami Beach Land Development Regulations, the following uses are prohibited on properties within the area bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the East, and Dade Boulevard to the south:

BARS

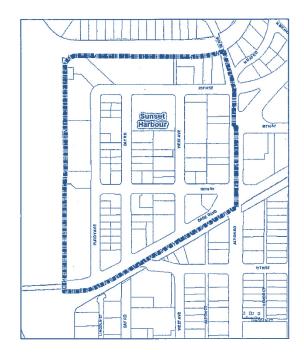
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- ENTERTAINMENT
 ESTABLISHMENTS
- CHECK CASHING STORES
- CONVENIENCE STORES
- FORMULA COMMERCIAL ESTABLISHMENT
- FORMULA RESTAURANT
- Marijuana/Cannabis
 Dispensary

- OCCULT SCIENCE
 FSTABLISHMENTS
- Outdoor Entertainment Establishments
- OPEN AIR
 ENTERTAINMENT
 ESTABLISHMENTS
- Dance Halls

- NEIGHBORHOOD IMPACT
 FSTABLISHMENTS
- PACKAGE STORES (FRONTING ALTON ROAD)
- PAWNSHOP
- PHARMACY STORES
- SOUVENIR AND T-SHIRT SHOPS
- TATTOO STUDIOS
- TOBACCO/VAPE DEALER

This affidavit for Sunset Harbour Commercial Uses must accompany applications for Certificate of Use (CU), permit applications for any alterations, new construction, change of use, or signage that relates to the establishment of a commercial use in a parcel in the area bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south, as indicated in the map below:



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DEFINITIONS

Pursuant to Section 1.2 of the Land Development Regulations, the prohibited or limited commercial uses are defined as follows:

- BAR MEANS AN ALCOHOLIC BEVERAGE ESTABLISHMENT WHICH IS NOT ALSO LICENSED AS A RESTAURANT, DANCE HALL OR ENTERTAINMENT ESTABLISHMENT.
- CHECK CASHING STORE MEANS A BUSINESS WHICH CASHES CHECKS ON A REGULAR BASIS FOR A FEE. THIS DEFINITION DOES NOT INCLUDE BANKS, WHICH MAY CASH CHECKS IN ADDITION TO PROVIDING OTHER FINANCIAL SERVICES SUCH AS, BUT NOT LIMITED TO, MONEY SAVINGS ACCOUNTS, LOAN SERVICES, AND CHECKING ACCOUNTS.
- Convenience Store means a retail store with direct access from the street or sidewalk, containing a publicly accessible sales area that comprises at least 70 percent of the floor area of the store, and that is designed and stocked to sell a mixture of goods such as non-prescription medications, beverages, magazines, food (packaged and/or prepared), school/office supplies, cosmetics, and other household supplies. A store that markets itself as a "pharmacy store" or "pharmacy" in addition to selling the goods described above, but that does not provide pharmacy services, including the dispensing of medicinal drugs by a pharmacist, shall be considered a convenience store and not a pharmacy or pharmacy store.
- DANCE HALLS MEANS A COMMERCIAL ESTABLISHMENT WHERE DANCING BY PATRONS IS ALLOWED, INCLUDING, BUT NOT LIMITED TO, RESTAURANTS, ALCOHOLIC BEVERAGE ESTABLISHMENTS AND ENTERTAINMENT ESTABLISHMENTS.
- Entertainment Establishments means a commercial establishment with any live or recorded, amplified or nonamplified performance, (excepting television, radio and/or recorded background music, played at a volume that does not interfere with normal conversation, and indoor movie theater operations).
- GROCERY STORE MEANS A RETAIL STORE WITH DIRECT ACCESS FROM THE STREET OR SIDEWALK THAT PRIMARILY SELLS FOOD, INCLUDING CANNED AND FROZEN FOODS, FRESH FRUITS AND VEGETABLES, AND FRESH (RAW) AND PREPARED MEATS, FISH, AND POULTRY.
- MARIJUANA DISPENSARY OR CANNABIS DISPENSARY MEANS A BUILDING, STRUCTURE, OR OTHER FACILITY WHERE MARIJUANA OR CANNABIS, INCLUSIVE OF MEDICAL CANNABIS, AND CANNABIS DELIVERY DEVICES, ARE DISPENSED AT RETAIL.
- NEIGHBORHOOD IMPACT ESTABLISHMENT MEANS:
 - O AN ALCOHOLIC BEVERAGE ESTABLISHMENT OR RESTAURANT, NOT ALSO OPERATING AS AN ENTERTAINMENT ESTABLISHMENT OR DANCE HALL (AS DEFINED IN SECTION 1.2.2), WITH AN OCCUPANT CONTENT OF 300 OR MORE PERSONS AS DETERMINED BY THE CHIEF FIRE MARSHAL; OR
 - O AN ALCOHOLIC BEVERAGE ESTABLISHMENT OR RESTAURANT, WHICH IS ALSO OPERATING AS AN ENTERTAINMENT ESTABLISHMENT OR DANCE HALL (AS DEFINED IN SECTION 1.2.2), WITH AN OCCUPANT CONTENT OF 200 OR MORE PERSONS AS DETERMINED BY THE CHIEF FIRE MARSHAL.
- Occult Science Establishment shall mean an establishment engaged in the occupation of a fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader, tea leaf reader, prophet, psychic or advisor or who in any other manner claims or pretends to tell fortunes or claims or pretends to disclose mental faculties of individuals for any form of compensation. Nothing contained herein shall be construed to apply to a person pretending to act as a fortune teller in a properly licensed theater as part of any show or exhibition presented therein or as part of any play, exhibition, fair or show presented or offered in aide of any benevolent, charitable or educational purpose.
- Outdoor Entertainment Establishment means a commercial establishment which provides entertainment, as defined in this section, indoors or in an enclosed courtyard or area which by its design is open to the outside, thereby enabling the entertainment to be audible outdoors.

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- OPEN AIR ENTERTAINMENT ESTABLISHMENT MEANS A COMMERCIAL ESTABLISHMENT WHICH PROVIDES OUTDOOR ENTERTAINMENT AS DEFINED HEREIN.
- PACKAGE STORE MEANS ANY STORE PRIMARILY ENGAGED IN THE BUSINESS OF SELLING ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AND THAT HAS A LICENSE FOR PACKAGE SALES FROM THE STATE DIVISION OF BEVERAGES AND TOBACCO IN THE CLASSIFICATION OF 1-APS, 2-APS, OR PS.
- PAWNSHOP MEANS A PLACE OR PREMISE AT WHICH A PAWNBROKER IS REGISTERED TO CONDUCT BUSINESS AS A PAWNBROKER
 OR CONDUCTS SUCH BUSINESS
- PHARMACY STORE MEANS A PHARMACY AS DEFINED IN F.S. § 465.003.
- SOUVENIR AND T-SHIRT SHOP MEANS ANY BUSINESS WITH DIRECT ACCESS FROM THE STREET OR SIDEWALK IN WHICH THE RETAIL SALE OF T-SHIRTS OR SOUVENIRS OR BOTH IS CONDUCTED AS A PRINCIPAL USE OF THE BUSINESS, OR TOGETHER WITH SOME OTHER BUSINESS ACTIVITY, BUT WHICH CONSTITUTES THE PRIMARY, OR IS THE MAJOR ATTRACTION TO THE BUSINESS.
 - O **SOUVENIRS** ARE ITEMS, EXCLUSIVE OF BOOKS, MAGAZINES OR MAPS, WHICH SERVE AS A TOKEN OF REMEMBRANCE OF MIAMI BEACH OR ANY GEOGRAPHIC AREAS IN FLORIDA AND WHICH BEAR THE NAME OF THE CITY OR GEOGRAPHIC AREAS OR STREETS THEREOF OR OF EVENTS ASSOCIATED WITH MIAMI BEACH OR SOUTH FLORIDA.
 - 7-SHIRT IS ANY GARMENT OR ARTICLE OF CLOTHING WHICH HAS NO COLLAR, INCLUDING, BUT NOT LIMITED TO, T-SHIRTS, SWEAT SHIRTS, TANK TOPS, SHIRTS OR SCRUB SHIRTS, WHICH ARE DESIGNED OR INTENDED GENERALLY TO BE WORN ON OR OVER THE CHEST AND CONTAINING ANY COMMUNICATIVE VERBIAGE, GRAPHICS, OR IMAGES IMPRINTED OR TO BE IMPRINTED ON THE GARMENT OR ARTICLE OF CLOTHING, EXCLUSIVE OF A GARMENT MANUFACTURER'S MARK OR LOGO, EXCLUSIVE OF DECORATIVE WORDS AND INFORMATION WOVEN OR DYED IN THE FABRIC BY THE MANUFACTURER OF THE FABRIC, EXCLUSIVE OF HAND STITCHED, NEEDLE WORK OR EMBROIDERY, EXCLUSIVE OF TIE-DYE GARMENTS, AND EXCLUSIVE OF HAND PAINTED OR AIR-BRUSHED GARMENTS THAT CONTAIN NO COMMUNICATIVE VERBIAGE, GRAPHICS OR IMAGES.
- TATTOO STUDIO MEANS ANY ESTABLISHMENT, PLACE OF BUSINESS, OR LOCATION, OTHER THAN A LICENSED MEDICAL FACILITY, AN OFFICE OR CLINIC OF A LICENSED MEDICAL PROFESSIONAL, OR A DULY LICENSED BEAUTY SHOP OR BARBER SHOP, WHEREIN ADORNMENT OF ANY PART OF THE HUMAN BODY OR HEAD, WHETHER ARTISTIC, COSMETIC OR OTHERWISE, IS PRACTICED THROUGH THE USE OF NEEDLES, SCALPELS, OR ANY OTHER INSTRUMENTS DESIGNED TO TOUCH, PENETRATE OR PUNCTURE THE SKIN FOR PURPOSES OF: (1) INSERTING, ATTACHING OR SUSPENDING JEWELRY, DECORATIONS OR OTHER FOREIGN OBJECTS; (2) PRODUCING AN INDELIBLE MARK OR FIGURE ON THE HUMAN BODY OR FACE BY SCARRING SKIN OR FLESH; (3) PRODUCING AN INDELIBLE MARK OR FIGURE ON THE HUMAN BODY OR FACE BY INSERTING A PIGMENT UNDER OR UPON THE SKIN; OR (4) PERMANENTLY CHANGING THE COLOR OR OTHER APPEARANCE OF THE SKIN. THIS TERM SHALL NOT, HOWEVER, INCLUDE PIERCING AN EAR WITH A DISPOSABLE, SINGLE-USE STUD OR SOLID NEEDLE THAT IS APPLIED USING A MECHANICAL DEVICE TO FORCE THE NEEDLE OR STUD THROUGH THE EAR.
- Tobacco/vape dealer means a commercial establishment that is a retail tobacco products dealer, retail vape products dealer, or retail smoking device dealer. This definition shall exclude a cigar/hookah bar.
- FORMULA COMMERCIAL ESTABLISHMENT MEANS A COMMERCIAL USE, EXCLUDING OFFICE, RESTAURANT, GROCERY STORE, FITNESS/HEALTH FACILITY SMALLER THAN 5,000 SQUARE FEET, AND HOTEL, THAT HAS 100 OR MORE RETAIL SALES ESTABLISHMENTS IN OPERATION OR WITH APPROVED DEVELOPMENT ORDERS IN THE UNITED STATES OF AMERICA. IN ADDITION TO MEETING OR EXCEEDING THE NUMERICAL THRESHOLDS IN THE PRECEDING SENTENCE, THE DEFINITION OF FORMULA COMMERCIAL ESTABLISHMENT ALSO MEANS AN ESTABLISHMENT THAT MAINTAINS FOUR OR MORE OF THE FOLLOWING FEATURES: A STANDARDIZED (FORMULA) ARRAY OF MERCHANDISE; A STANDARDIZED FACADE; A STANDARDIZED DECOR OR COLOR SCHEME; UNIFORM APPAREL; STANDARDIZED SIGNS, LOGOS, TRADEMARKS OR SERVICE MARKS. FOR THE PURPOSE OF THIS DEFINITION, THE FOLLOWING SHALL APPLY:
 - O **STANDARDIZED (FORMULA) ARRAY OF MERCHANDISE** MEANS THAT 50 PERCENT (50%) OR MORE OF IN-STOCK MERCHANDISE IS FROM A SINGLE DISTRIBUTOR AND BEARS UNIFORM MARKINGS.
 - O TRADEMARK MEANS ANY WORD, NAME, SYMBOL, OR DEVICE, OR ANY COMBINATION THEREOF, USED BY A PERSON TO IDENTIFY AND DISTINGUISH THE GOODS OF SUCH PERSON, INCLUDING A UNIQUE PRODUCT, FROM THOSE MANUFACTURED OR SOLD BY OTHERS, AND TO INDICATE THE SOURCE OF THE GOODS, EVEN IF THE SOURCE IS UNKNOWN. A TRADEMARK

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MAY BE REGISTERED WITH THE U.S. PATENT AND TRADEMARK OFFICE AND/OR THE FLORIDA DEPARTMENT OF STATE. HOWEVER, AN UNREGISTERED TRADEMARK MAY ALSO BE PROTECTED UNDER COMMON LAW.

- O SERVICE MARK MEANS ANY WORD, NAME, SYMBOL, OR DEVICE, OR ANY COMBINATION THEREOF, USED BY A PERSON TO IDENTIFY AND DISTINGUISH THE SERVICES OF SUCH PERSON, INCLUDING A UNIQUE SERVICE, FROM THE SERVICES OF OTHERS, AND TO INDICATE THE SOURCE OF THE SERVICES, EVEN IF THAT SOURCE IS UNKNOWN. TITLES, CHARACTER NAMES, AND OTHER DISTINCTIVE FEATURES OF RADIO OR TELEVISION PROGRAMS MAY BE REGISTERED AS SERVICE MARKS NOTWITHSTANDING THAT THE PERSON OR THE PROGRAMS MAY ADVERTISE THE GOODS OF THE SPONSOR. A SERVICE MARK MAY BE REGISTERED WITH THE U.S. PATENT AND TRADEMARK OFFICE AND/OR THE FLORIDA DEPARTMENT OF STATE. HOWEVER, AN UNREGISTERED SERVICE MARK MAY ALSO BE PROTECTED UNDER COMMON LAW.
- O **DECOR** MEANS THE STYLE OF INTERIOR OR EXTERIOR FURNISHINGS, WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, STYLE OF FURNITURE, WALL COVERINGS OR PERMANENT FIXTURES.
- O COLOR SCHEME MEANS THE SELECTION OF COLORS USED THROUGHOUT, SUCH AS ON THE FURNISHINGS, PERMANENT FIXTURES, AND WALL COVERINGS, OR AS USED ON THE FAÇADE.
- FAÇADE MEANS A FACE (USUALLY THE FRONT) OF A BUILDING, INCLUDING AWNINGS, THAT LOOKS ONTO A STREET OR AN
 OPEN SPACE.
- O **Uniform apparel** means standardized items of clothing including, but not limited to, standardized approns, pants, shirts, smocks or dresses, hats, and pins (other than name tags) as well as standardized colors of clothing.
- FORMULA RESTAURANT MEANS A RESTAURANT WITH 200 OR MORE ESTABLISHMENTS IN OPERATION OR WITH APPROVED DEVELOPMENT ORDERS IN THE UNITED STATES, OR A RESTAURANT WITH MORE THAN FIVE (5) ESTABLISHMENTS IN OPERATION OR WITH APPROVED DEVELOPMENT ORDERS IN MIAMI BEACH. WITH RESPECT TO THE PRECEDING SENTENCE, IN ADDITION TO THE NUMERICAL THRESHOLDS, THE ESTABLISHMENTS MAINTAIN FOUR OR MORE OF THE FOLLOWING FEATURES: A STANDARDIZED (FORMULA) ARRAY OF MERCHANDISE; A STANDARDIZED FACADE; A STANDARDIZED DECOR OR COLOR SCHEME; UNIFORM APPAREL FOR SERVICE PROVIDERS, FOOD, BEVERAGES OR UNIFORMS; STANDARDIZED SIGNS, LOGOS, TRADEMARKS OR SERVICE MARKS. FOR THE PURPOSE OF THIS DEFINITION, THE FOLLOWING SHALL APPLY:
 - o **Standardized (formula) array of Merchandise or food** means that 50 percent (50%) or more of in-stock merchandise or food is from a single distributor and bears uniform markings.
 - o **Trademark** means any word, name, symbol, or device, or any combination thereof, used by a person to identify and distinguish the goods of such person, including a unique product, from those manufactured or sold by others, and to indicate the source of the goods, even if the source is unknown. A trademark may be registered with the U.S. Patent and Trademark Office and/or the Florida Department of State. However, an unregistered trademark may also be protected under common law.
 - O SERVICE MARK MEANS ANY WORD, NAME, SYMBOL, OR DEVICE, OR ANY COMBINATION THEREOF, USED BY A PERSON TO IDENTIFY AND DISTINGUISH THE SERVICES OF SUCH PERSON, INCLUDING A UNIQUE SERVICE, FROM THE SERVICES OF OTHERS, AND TO INDICATE THE SOURCE OF THE SERVICES, EVEN IF THAT SOURCE IS UNKNOWN. TITLES, CHARACTER NAMES, AND OTHER DISTINCTIVE FEATURES OF RADIO OR TELEVISION PROGRAMS MAY BE REGISTERED AS SERVICE MARKS NOTWITHSTANDING THAT THE PERSON OR THE PROGRAMS MAY ADVERTISE THE GOODS OF THE SPONSOR. A SERVICE MARK MAY BE REGISTERED WITH THE U.S. PATENT AND TRADEMARK OFFICE AND/OR THE FLORIDA DEPARTMENT OF STATE. HOWEVER, AN UNREGISTERED SERVICE MARK MAY ALSO BE PROTECTED UNDER COMMON LAW.
 - O **DECOR** MEANS THE STYLE OF INTERIOR OR EXTERIOR FURNISHINGS, WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, STYLE OF FURNITURE, WALL COVERINGS OR PERMANENT FIXTURES.
 - O **COLOR SCHEME** MEANS THE SELECTION OF COLORS USED THROUGHOUT, SUCH AS ON THE FURNISHINGS, PERMANENT FIXTURES, AND WALL COVERINGS, OR AS USED ON THE FAÇADE.
 - o **Façade** means a face (usually the front) of a building, including awnings, that looks onto a street or an open space.

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- O **Uniform food, Beverages or Apparel/Uniforms** means standardized items of clothing including, but not limited to, standardized aprons, pants, shirts, smocks or dresses, hats, and pins (other than name tags) as well as standardized colors of clothing, food or beverages listed on the menus of such establishments or standardized uniforms worn by employees.
- ESTABLISHMENT, AS USED IN THE DEFINITIONS OF FORMULA RESTAURANT AND FORMULA COMMERCIAL ESTABLISHMENT, MEANS A PLACE OF BUSINESS WITH A SPECIFIC STORE NAME OR SPECIFIC BRAND. ESTABLISHMENT REFERS TO THE NAMED STORE OR BRAND AND NOT TO THE OWNER OR MANAGER OF THE STORE OR BRAND. AS AN EXAMPLE, IF A CLOTHING STORE COMPANY OWNS FOUR BRANDS UNDER ITS OWNERSHIP UMBRELLA AND EACH BRANDED STORE HAS TEN LOCATIONS, THE TERM "ESTABLISHMENT" WOULD REFER ONLY TO THOSE STORES THAT HAVE THE SAME NAME OR BRAND.

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AFFIDAVIT ACKNOWLEDGING PROHIBITED OR LIMITED COMMERCIAL USES FOR PROPERTIES WITH A LOT LINE FRONTING COLLINS AVENUE BETWEEN 5^{TH} STREET AND 16^{TH} STREET.

1. LOCATION AND CLASSIFICATION

SUBJECT PROPERTY ADDRESS:
LEGAL DESCRIPTION:
FOLIO NUMBER(S):
BUILDING PERMIT NUMBER (IF APPLICABLE):
BUSINESS TAX RECEIPT NUMBER (IF APPLICABLE):
LAND USE BOARD ORDER FILE NUMBER (IF APPLICABLE):
2. PROPOSED USE DESCRIPTION
PROPOSED USE:
PROPOSED BUSINESS NAME:
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:

3. AFFECTED COMMERCIAL USES

IS THE PROPOSED COMMERCIAL USE/BUSINESS TYPE ANY OF THE FOLLOWING, AS DEFINED IN THIS AFFIDAVIT?

	BUSINESS TYPE	YES	NO
А	BAR		
В	Entertainment Establishment		
С	Check Cashing Store		
D	Convenience Store		
Е	Formula Commercial Establishment		
F	Formula Restaurant		
G	Marijuana Dispensary		
Н	Occult Science Establishment		
I	Outdoor Entertainment Establishment		
J	Open Air Entertainment Establishment		
K	DANCE HALLS		
L	NEIGHBORHOOD IMPACT ESTABLISHMENT		
М	Package Store (Fronting Alton Road)		
N	Pawnshop		
0	Pharmacy Store		
Р	Souvenir and T-Shirt Shop		
Q	TATTOO STUDIO		
R	TOBACCO/VAPE DEALER		

If any answer for "A" through "R" above is YES, then the proposed use is prohibited and an alternative site must be sought in an area where the use is not prohibited.

Please note, that if the business is found to be one of the prohibited business types identified herein or the information in the specific purpose survey was incorrect, the City is authorized to require the business to cease operation.

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OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF:		
COUNTY OF:		
I,, BEING FIRST DULY SWC OWNER OF THE BUSINESS OR PROPERTY. (2) THIS APPLICATION APPLICATION, INCLUDING OTHER SUPPLEMENTARY MATERIALS, ARE TR BELIEF.	AND ALL INFORMATION	SUBMITTED IN SUPPORT OF THIS
		PRINT NAME
The foregoing instrument was acknowledged before me, notarization, sworn to (or affirmed) and subscribed befo, 20		
NOTARY SEAL OR STAMP MY COMMISSION EXPIRES:		
		NOTARY PUBLIC PRINT NAME
		Notary public Signature
STATE OF: COUNTY OF: I,	ation on behalf of suc and all information	PRINT NAME OF CH ENTITY. (3) THIS ENTITY IS THE SUBMITTED IN SUPPORT OF THIS
		PRINT NAME
		SIGNATURE
The foregoing instrument was acknowledged before me notarization, sworn to (or affirmed) and subscribed before, 20		
MY COMMISSION EXPIRES:		
		NOTARY PUBLIC PRINT NAME
		Notary public Signature
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