



ALEXANDER I. TACHMES

PARTNER

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Alexander I. Tachmes is a partner in the Miami office of Shutts & Bowen LLP, where he is Firm-Wide Chair of the Land Use Practice Group and a member of the Real Estate Practice Group.

A Martindale-Hubbell AV® rated attorney, Alex concentrates his practice on governmental matters, including land use and zoning, public-private transactions, competitive bidding and lobbying, and commercial real estate transactions, including hospitality matters.

Alex regularly represents developers, property owners and other clients in connection with governmental matters, including site plan and zoning approvals; historic preservation issues; building code, fire and code compliance matters; procurement/public bid projects; and related local government items. He has substantial experience in the area of private as well as public-private real estate transactions, including the purchase, sale, leasing and financing of commercial projects. Alex also has significant experience representing hospitality industry clients, from major publicly traded firms to boutique hotel companies.

Alex is an adjunct professor at the University of Miami School Law, where he teaches a course on land use and zoning in the Real Property LL.M. program. He is a published author on land use and zoning issues, government contracts compliance and hospitality and tourism topics.

Alex is a former First Assistant City Attorney for Miami Beach. While with the City, he concentrated his practice in the areas of public-private real estate development and other transactions. Alex served as counsel to the City in connection with the Loews Miami Beach Hotel project, involving the development of a \$150 million, 800-room convention center hotel and parking complex on public land. The project is one of the largest public-private transactions, in terms of its overall cost, in Miami Beach history. Alex also served as counsel to the City on the Royal Palm Crowne Plaza Resort project, a \$60 million, 422-room hotel on public land, adjacent to the Loews hotel.

Alex has been very active in the community for many years. He is a member of the Juilliard Council at Lincoln Center in New York City. He was on the Board of Directors of Miami's Adrienne Arsht Center for the Performing Arts, where he served on the Executive and Finance Committees and as

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Assistant Treasurer. Alex served for 6 years on the board of Miami City Ballet, including serving as its Vice President, and also served on the Board of Jewish Community Services, a prominent social service agency in South Florida. Alex is a Founder of Mount Sinai Medical Center.

Notable Experience

- Represented owner and developer of Four Seasons Surf Club Resort and Residences in obtaining all zoning approvals required by Town Commission and County Historic Preservation Board; project encompasses two blocks on the ocean and is the largest project in the Town's history
- Represented ESJ Capital Partners, LLC in acquisition of Jungle Island, an 18-acre theme park on City of Miami-owned land, including obtaining all required approvals from City of Miami Commission and Board of County Commissioners
- Representing all property owners on Ocean Drive and Collins Avenue from 5th to 17th Streets in Miami Beach in formation of one of South Florida's largest business improvement districts (BID)
- Represented City of Miami Beach in \$150,000,000 Loews Miami Beach Hotel transaction involving development of convention center hotel on City land
- Represented City of Miami Beach in \$60,000,000 Royal Palm Crowne Plaza Resort transaction involving development of convention center hotel on City land
- Represented Hyatt Hotels Corporation in obtaining zoning approvals for hotel in Miami Beach
- Represented Clevelander Hotel in negotiating a lease agreement with Miami Marlins for opening of Clevelander food, beverage and entertainment venue in Marlins Park
- Represented Clevelander Hotel in securing multiple zoning approvals for its restaurant and bar operations
- Representing owner of International Inn on Miami Beach in connection with complex settlement relating to City proposal for historic designation of the property
- Acted as pro bono real estate counsel to Adrienne Arsht Center for the Performing Arts
- Represented property owner in obtaining zoning variance for expansion of A/X Armani Exchange store in South Beach's Historic District
- Represented Morgans Hotel Group in \$450,000,000 mortgage refinance transaction involving Delano in South Beach and Hudson in New York City

Practice Areas

Land Use & Zoning

Real Estate

Hospitality

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Industry Focus

Hospitality

Real Estate

Accolades

- [Martindale-Hubbell AV® Preeminent™ Rated, 5 out of 5](#)
- Martindale-Hubbell Top Rated Lawyer, Land Use & Zoning, 2013
- [2019 Power Players, MIAMI Magazine](#)

Education

- University of Miami School of Law, J.D., *cum laude*, 1989
 - Published Author and Special Comment Editor, *University of Miami Law Review*
 - Order of the Coif
 - American Jurisprudence Award – Creditors' Rights & Remedies
- University of Miami, B.A., *cum laude*, 1986
 - Phi Beta Kappa

Bar Admissions

Florida

Languages

Spanish

Professional and Civic

- Member, The Juilliard Council (Lincoln Center, New York City)
- Former Member, Board of Directors, Adrienne Arsht Center for the Performing Arts
 - Former Member of Executive Committee
- Former Board of Trustees Member, Miami City Ballet
- Founder, Mount Sinai Medical Center
- Miami Beach Chamber of Commerce
 - Governor Emeritus

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- Former Chair, Government Affairs Committee
- Former Co-Chair for Finance, Miami-Dade Democratic Party
- Board member, Temple Moses, Miami Beach
- Former Board Member, Jewish Community Services of South Florida

Presentations

- Presenter, "Key Aspects of a P3: Its Pros and Cons and Several Case Studies," Public-Private Partnership Conference and Expo, 2019
- [Guest Speaker, Facing South Florida: Ocean Drive Liquor Sale Restriction Proposal, 2017](#)
- Guest lecturer, Public-Private Transactions, Real Property Development LL.M. class, University of Miami School of Law, 2016
- Moderator, Panel on Hospitality Law, Dade County Annual Bench & Bar Seminar, 2015
- Panelist, Real Estate Executive Council, Fall Chairman's Forum, Fireside Chat: *Historic Opportunity in the Hospitality Industry*, September 2010
- Guest Lecturer, Florida International University's School of Hospitality and Tourism Management, *Negotiating Hotel Management Agreements*, November 2009
- Panelist, "Loews Miami Beach Hotel, A Case Study," presented at American Bar Association 2000 Spring Meeting

Publications

- Mentioned, ["Expansion Planned for Historic Art Deco Hotel in South Beach,"](#) South Florida Business Journal, October 2019
- Quoted, ["Additional Rooms for Essex House Hotel, Connecting Bridge to Cleveland Proposed,"](#) RE Miami Beach, October 2019
- ["The Do's and Don'ts of Contracting with City Governments,"](#) published by Aspatore Books, *Inside the Minds: Government Contracts Compliance*, 2011 ed.
- Quoted in ["Jungle Island seeks approval for sale, \\$10M in improvements planned,"](#) South Florida Business Journal (November 2016)
- Quoted in ["Jungle Island: Investors closer to \\$60 million takeover of Miami theme park,"](#) Miami Herald (November 2016)