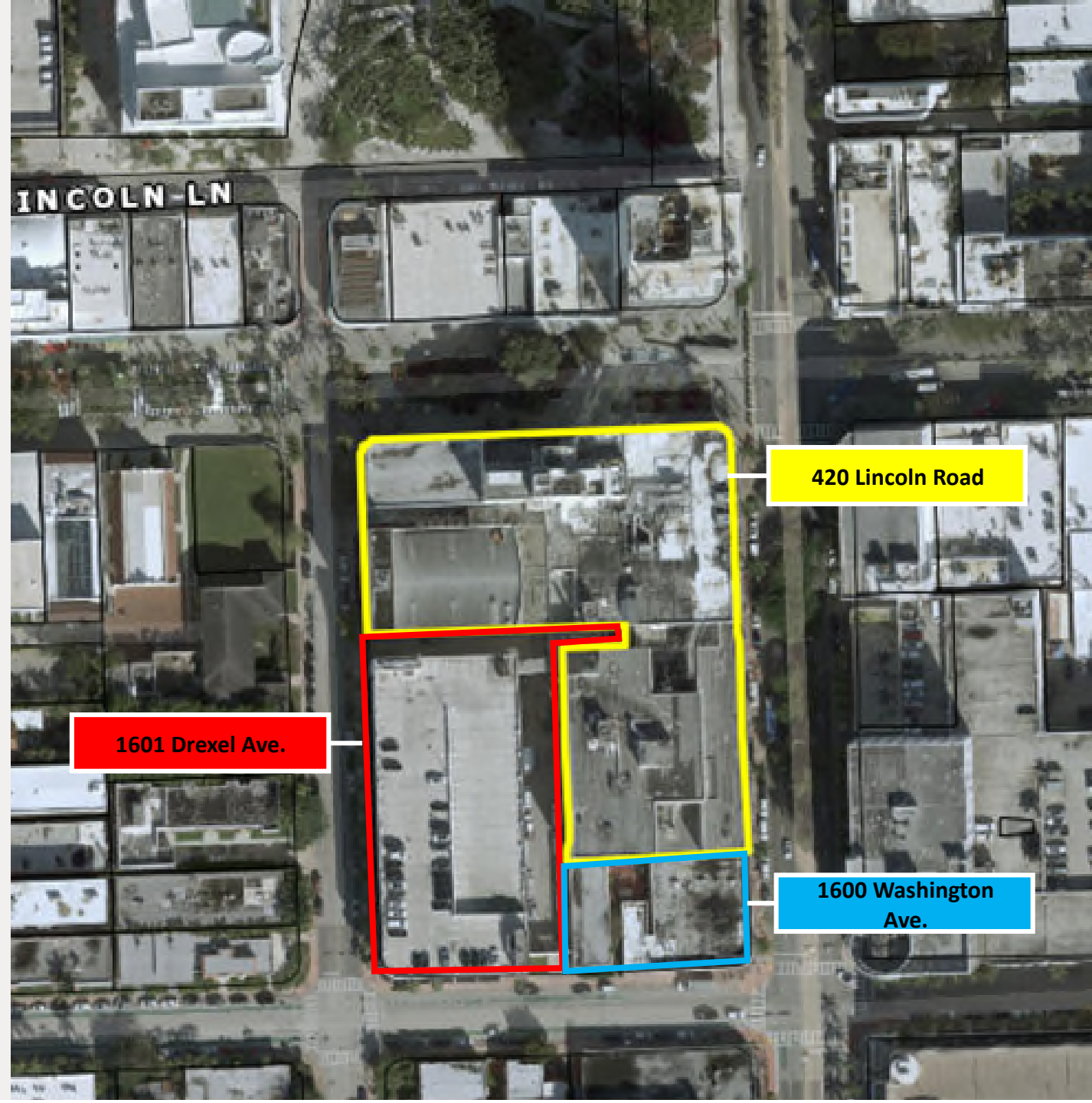




400 Block Lincoln Road | PB24-0662 | 09.24.2024

Applicant and Property Overview

- 400 Lincoln Block is composed of **three key buildings**: 420 Lincoln Road, 1600 Washington Avenue and 1601 Drexel Avenue.
- The entire block is controlled by Ambassador Paul Cejas.
- Zoned **CD-3**, Policy RLU 1.1.10 of Comp Plan notes retail sales and service establishments may be permitted uses.





400 Lincoln Block Location

420 Lincoln Road

- A **contributing historic building built in the 1940s** that takes up the entire south block face of Lincoln Road between Drexel Avenue and Washington Avenue, and on the Washington Avenue frontage extends almost the entire depth of the block.
- The **unique configuration** of this historic building, **specifically its depth**, best accommodates uses which require large footprints but little street frontage such as grocery and convenience stores.





D. C. 62—Lincoln Road and Washington Avenue Business Section, Miami Beach, Fla.





LEASABLE / SEPARATE TENANT AREAS (NET)

	8334 SQ. FT. NET AREA
	5965 SQ. FT. NET AREA
	9654 SQ. FT. NET AREA
	12923 SQ. FT. NET AREA
	7697 SQ. FT. NET AREA
	10506 SQ. FT. NET AREA
	10477 SQ. FT. NET AREA
	9093 SQ. FT. NET AREA

 B.O.H. SERVICE
UTILITY AREAS

 CIRCULATION
COMMONS AREAS

Issue and Legislative Solution

- Typical uses on Lincoln Road such as restaurants and retail stores, utilize small to modestly sized spaces and depend on substantial street frontage to attract customers in. These kinds of tenants have little interest for the leasable space at the depth of the building and securing tenants for these spaces has been a challenge.
- **We request a limited LDR amendment to permit grocery and convenience stores as a conditional use at the Property.**

Proposed Legislation

- 7.2.12.2.b.7 – “Grocery stores and convenience stores, notwithstanding the prohibited uses listed under Section 7.2.12.2.d and Section 7.3.7.2.a, may be permitted as a conditional use of properties with a lot line on Lincoln Road or 16th Street, east of Drexel Avenue, west of Washington Avenue. Entrance and retail frontage of such use shall be permitted on Washington or Drexel Avenue only.”

Request is Appropriate

1. Consistent with the Historic Use of the Property
2. Conditional Use Permit is a Check
3. Similar Legislation Enacted in 2023
4. Consistent with City's Proposed Redirection of Lincoln Road East and Washington Avenue



Reason #1: Consistent with the Historic Use

- Because of its large floorplates and layout, 420 Lincoln has **historically housed uses that require substantial footprints, such as, pharmacy uses, and convenience store uses.**



200 Lincoln Road

- Operated for many years as Whelan's Drug Store.
- Whelan's was not just a pharmacy, but also had a grocery section, a lively lunch counter, and sold the products we would purchase today in a convenience store.
- No negative impact from F.W. Woolworth Co. and Liggett's, Whelan's operating the same use in proximity.



COLLINS AV. & LINCOLN RD. CIRCA 1960
PHOTO COURTESY OF JEFF LEVINE

Reason #2: Conditional Use Permit is a Check

- The proposed amendment allows grocery and convenience store uses at the Property **as a conditional use**. Any potential future tenant must still obtain a **CUP**.
- **CUP review will evaluate** transit, loading, parking, trash collection, hours of operations, among other operational standards to ensure the use and operations are compatible with the neighborhood context and will not negatively impact same.

Reason #3: Similar Legislation Enacted

- On October 18, 2023, the City enacted Ordinance 2023-4576, which added new Sec. 7.2.12.2.b.6. to the Code to, similarly, provide for convenience stores as a conditional use for the property at 230 Lincoln Road.

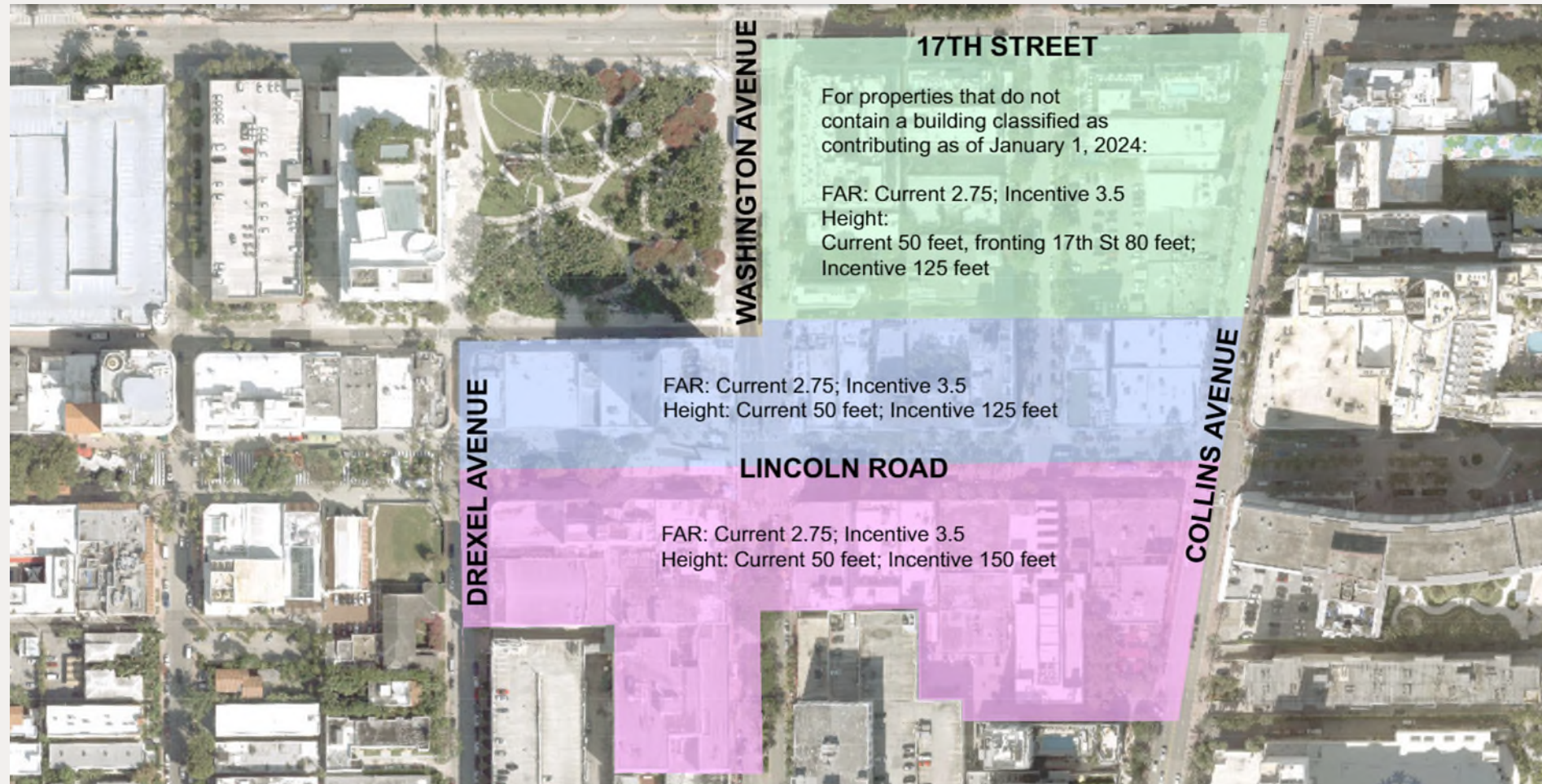


230 Lincoln Road

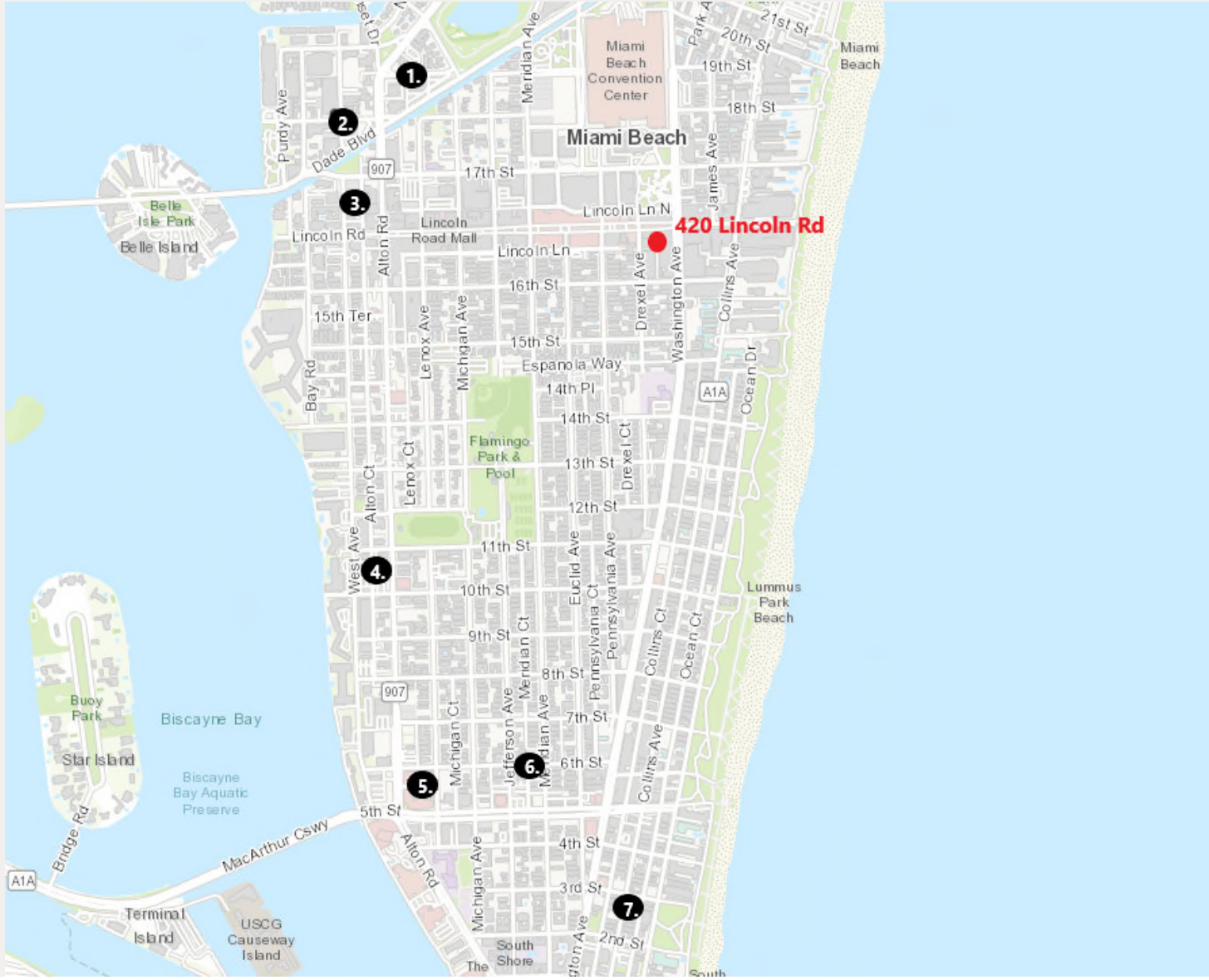


420 Lincoln Road

Reason #4: Consistent with City's Proposed Redirection of east Lincoln Rd. and Washington Ave.



Grocery Store Map



Grocery Store	Distance from Property
1. Publix – Dade Blvd.	1.0 mi
2. The Fresh Market	1.1 mi
3. Trader Joes	1.1 mi
4. Whole Foods	1.2 mi
5. Publix – 5 th & Alton	1.5 mi
6. Meridian Market and Cafe	1.3 mi
7. La Playa Market	1.4 mi

Source: Google Maps

Neisen O. Kasdin

neisen.kasdin@akerman.com

Cecilia Torres-Toledo

cecilia.torres-toledo@akerman.com

