

# PLAN CORRECTIONS REPORT (PB24-0662)

**PLAN ADDRESS:** 420 Lincoln Rd  
Miami Beach, FL 33139-3107

**PARCEL:** 0232340060020

**APPLICATION DATE:** 03/15/2024

**SQUARE FEET:** 0

**DESCRIPTION:** Amendment to the LDRs to limited exception to allow grocery store and convenience store uses in CD-3

**EXPIRATION DATE:**

**VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Cecilia Torres-Toledo		98 Se 7Th Street Suite 1100 Miami, FL 33131

## Plan Review

**Version: 1**

**Date Received: 07/08/2024**

**Date Completed:**

1. Planning Department Review - Fail

Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

Comments:

See comments.

**Exemption from Art Deco Overlay included.**

Comments: Provided floor plan includes the easternmost portion of the affected block which is subject to the regulations of the Art Deco MiMo Commercial Character Overlay. It is suggested that the overlay be included in the amendment to avoid conflicts.

Staff recommends that the ordinance be revised to require that the Grocery and Convenience Store uses not be permitted to directly front Lincoln Road. **added language so retail frontage only permitted on Washington and Drexel, not Lincoln.**

2. Planning Department Review - Not Required

Alejandro Garavito Ph: email: AlejandroGaravito@miamibeachfl.gov

3. Planning Admin Review - Fail

Miriam Herrera Ph: email: miriamherrera@miamibeachfl.gov

Comments:

miriamherrera@miamibeachfl.gov

Comments: Missing Property Information - Please attach legal description as "Exhibit A" **Added to application.**

COMMENTS ISSUED 07/10/24

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 08/07/24

**Mailing labels not required for amendment to LDRs**

1. Mail Label Fee (\$5.16 p/ mailing label)
2. Advertisement - \$1,876
3. Board Order Recording (1) - \$ 128
4. Courier (7) - \$ 133
5. Posting (1) - \$128
6. Variance(s) - \$788 p/variance
7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 08/09/24

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 07/28/24, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted for Final Submittal to the attention of Miriam Herrera – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed, and dated. (11x17)
- One (1) original signed, sealed, and dated Survey. (11x17)
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.
- Each file document must be labeled by day of submittal and document name.
- 14 collated copies

NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off. (Attn: Planning Department – Miriam Herrera)

Please email Excel file of label owner list.

Should you have any further questions, please contact:

MiriamHerrera@miamibeachfl.gov

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4. Planning Landscape Review - Not Required

Philip Byrnes Ph: email: PhilipByrnes@miamibeachfl.gov

Comments:

Planning landscape review is not required for this scope. Planning landscape review is required if scope changes, or work is added. It is the applicant's responsibility to include all work in the description of the permit application AND to make sure plans are routed for Planning review if scope changes or work is added after Planning has reviewed with a result of "Not Required".

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