



July 7, 2025

Re: Response to HPB 1st Submittal Comments, **Permit # PB25-0763**
1600 Washington Avenue, Miami Beach, FL 33139

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RESPONSE TO PLAN CORRECTION REPORT COMMENTS

PLANNING DEPARTMENT REVIEW	
07/03/2025 Review by Giselle Deschamps	
1. APPLICATION COMPLETENESS	
Comment	Response
a. Provide a copy of the Business Tax Receipt issued from the City of Miami Beach for 420 Lincoln Road Development LLC.	R./ By ownership. None exists, see confirmation from City in BTR doc
b. Provide the school concurrency application. The information on the concurrency list will be transmitted to Miami Dade County Public Schools. MDCPS will contact the applicant to pay the fee for the Initial evaluation. The applicant must provide proof that this Initial evaluation is paid as soon as possible in order to proceed and keep the item on the agenda. Please note that MDCPS may require additional steps to satisfy school concurrency. This process needs to be finalized in order to obtain a building permit. The form is available via the link below: Miami-Dade-School-Concurrency-list-2-21-23-Fillable.pdf	R./ By ownership. Done in HPB app, proof of payment submitted.
c. Provide a unity of title for the properties associated with the new development and the existing garage as shown in the survey.	R./ By ownership. To be completed before building permit.
2. ARCHITECTURAL REPRESENTATION	
a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	R./ Acknowledged.
b. Final submittal drawings need to be DATED, SIGNED AND SEALED.	R./ Acknowledged.
3. ZONING COMMENTS	
a. The following areas shall be included in the F.A.R. drawings and calculation: i. The enclosed staircase at the ground floor. ii. Please clarify if the elevator and staircase on the upper levels are included in the calculation under "circulation". If so, please provide a different hatching and/or color scheme to differentiate and provide clarity. iii. The elevator lobby at the rooftop.	R./ The FAR diagrams have been revised for clarity, using a single cohesive color to denote existing and proposed areas only. The pedestrian bridge has been included in the FAR calculation per HPB plan review comment.
b. The proposed units do not comply with the average unit size of 800 S.F. In order to be eligible for this voluntary average unit size incentive, the property owner, at the owner's sole discretion, shall voluntarily execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that in perpetuity no residential units on the property shall be leased or rented for a period of less than six months and one day.	R./ Ownership is pursuing the mentioned covenant.
c. New construction with non-residential uses on the ground floor on frontages with a width of 150 feet or less (Washington Ave) shall comply with all requirements stated in sec. 7.1.2.2.f.1 of the Resiliency Code. Please	R./ Enlarged detailed sections have been provided showing compliance with the mentioned section of the code. Please refer to A-303 Sheet.

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provide transitional sections that show compliance with the short frontage standard. All sections shall be dimensioned and differentiated in each transitional zone. If applying for a waiver at the Historic Preservation Board (HPB), please list all the individual criteria's that will be waived as part of the request.	
d. New construction with non-residential uses on the ground floor and on frontages with a width of 150 feet or more (16th Street) shall comply with all requirements stated in sec. 7.1.2.2.f.2 of the Resiliency Code. Please provide transitional sections that show compliance with the long frontage standard. All sections shall be dimensioned and differentiated in each transitional zone. If applying for a waiver at the Historic Preservation Board (HPB), please list all the individual criteria's that will be waived as part of the request.	R./ Enlarged detailed sections have been provided showing compliance with the mentioned section of the code. Please refer to A-303 Sheet.
e. The project is not in compliance with the minimum short- and long-term bicycle parking requirement of sec. 5.2.5. Provide a detailed bicycle parking calculation in the zoning data sheet. Additionally, the location of the short-term and long-term bicycle parking spaces shall be provided in the floor plans.	R./ A detailed bicycle parking calculation is provided, addressing both short-term and long-term requirements. The proposed bicycle parking locations are indicated on the floor plans, and a detailed layout of the long-term bicycle storage is included in Sheet A-023.
f. The survey shall include the total area for folios, 02-3234-006-0010, and 02-3234-006-0040.	R./ The survey provides the total area for both folios. Please refer to Sheet 1, 3rd column, paragraph 6.
g. Please note that the equipment located west of the existing building of lot 2 shall be relocated outside of the rear yard (minimum 5').	R./ The recycle closets have relocated outside of the required setbacks. Please refer to Sheet A-101 for the updated proposed location.
h. The curb cut on 16th street shall be further examined to explore options of removing the driveway lane.	R./ Considering ongoing work at Drexel Avenue as part of the Drexel–Lincoln Road improvement project, we are proposing to establish a one-way service alley. Access will be limited to Drexel Avenue, with egress provided solely on 16th Street. This configuration is intended to minimize service-related traffic along Drexel and enhance overall circulation efficiency. The Site Plan has been updated accordingly, and the loading berth has been reconfigured to align with this strategy.

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07/03/2025 Review by James Seiberling	
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i. Decks, not to exceed 3 feet above the main roofline and not exceeding a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Dimension the deck surrounding the pool and provide a roof deck calculation.	R./ The combined area of the proposed raised decks does not exceed 50% of the enclosed floor area immediately below. A new sheet (Sheet A-030) is provided with shaded diagrams to illustrate the deck area calculations. Elevation and section drawings indicate the deck height.
j. Provide the height of the swimming pool from the elevation of the deck.	R./ The pool deck height is provided accordingly.
k. The balcony slab on the upper levels is encroaching into the southeast corner of the site. Please note that this would require a ROW permit.	R./ Acknowledged. The intent is to pursue a revocable right-of-way (ROW) permit through the City Commission.