

PLAN CORRECTIONS REPORT (HPB24-0644)

PLAN ADDRESS: 100 Lincoln Rd , Cu-1
Miami Beach, FL 33139-2013

PARCEL: 0232340806260

APPLICATION DATE: 12/16/2024

SQUARE FEET: 0

DESCRIPTION: Application for new commercial project for Alo Yoga in vacant units at 100 Lincoln Road

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Matthew Amster	Bercow Radell Fernandez & Larkin	200 South Biscayne Boulevard Suite 850 Miami, FL 33131
	Benjamin Sherry	Bercow Radell Fernandez Larkin & Tapa	300 S Biscayne Blvd #300, Miami, FL 33131 300 Miami, FL 33131
Contact	REUVEN STEIN		100 Lincoln Road Cu-1 Miami Beach, FL

Plan Review

Version: 1

Date Received: 02/18/2025

Date Completed:

1. HPB Plan Review - Fail

James Seiberling Ph: email: jamesseiberling@miamibeachfl.gov

Comments:

see corrections

Comments: First Submittal: February 16, 2025
Comments Issued: February 28, 2025
Final Submittal: March 9, 2025
Notice to Proceed Issued: March 20, 2025
Paper Final Submittal: March 24, 2025
HPB Hearing: May 13, 2025

SUBJECT: HPB24-0644, 100 Lincoln Road CU-1.

Please provide a narrative response to the comments listed below.

I. DEFICIENCIES IN PRESENTATION

1. Sheet A4.01, note states "remove existing stucco wall" at upper façade. Is the wall being removed or the stucco finish? Please Clarify.

[Applicant Response: Clarification of walls vs finishes provided on Sheet A4.01.](#)

2. The storefront windows appear to be over 12'-0" tall. Please confirm you can find available impact rated glass with such a height. A transom may need to be introduced. Additionally, the proposed elevation drawings appear to show butt-glazed storefront windows but the renderings show black framing. Please clarify.

[Applicant Response: Report included with submittal showing approved product for 144" tall glass. The top and bottom glazing channel are to be recessed. The glass is butt glazed and the elevations and renderings now show this consistency. This is achievable with the proposed system and is shown in the product report.](#)

II. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff recommends that the ends of the upper projection element taper back to the wall.

[Applicant Response: Applicant explored tapered solution in design phase but found that a rounded solution was more successful and also had a relationship to the design language of the building which has rounded profile at the corner.](#)

2. Staff recommends that applicant work with the owner(s) of the adjacent 4 retail units along Collins Avenue to, at a minimum, extend the vertical fin façade treatment proposed for the lower portion of the store to the upper façade of the 4 retail bays.

[Applicant Response: While Applicant agrees that extension of the screen element along the length of Collins Avenue frontage would be better, Applicant does not have an agreement with the owner of the adjacent units to allow the extension of new finishes over the existing tenants. With that, we request that the proposed design be reviewed as presented.](#)

3. Staff recommends that the inspirational images be updated to better reflect the inspiration for the currently proposed vertical fin façade treatment.

[Applicant Response: Inspirational images have been updated accordingly. See Sheet A6.0](#)

4. Staff recommends in lieu of black, a lighter color for the window and door frames and the cladding for the kneewall.

[Applicant Response: The elevations and renderings have been updated using a lighter color for the window and door frames and the cladding for the kneewall.](#)

Final Submittal File Naming

ALL PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2023 the file name would be '10-29-2023 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

2. HPB Admin Review - Fail Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov
- Comments: Email owners mail labels in Excel.
- [Applicant Response: Owners mail labels in Excel emailed to Gabriela Freitas on February 27, 2025 and confirmation of receipt was provided on March 3, 2025.](#)

Page 1 of Application: Applicant Information (if different than owner) must be filled out.

[Applicant Response: Applicant information is the same as owner information](#)

Submit signed and seal Architectural / Landscape Plans and Survey.

[Applicant Response: The applicant only owns a few commercial units and as discussed at the pre-application meeting on November 13, 2024, we have included the 2018 survey submitted for a prior HPB application \(HPB No. HPB2018-0830\) that shows the entire Decoplage property. To our knowledge, exterior conditions have not been altered since this survey, especially to the subject commercial units.](#)

All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.
