

October 12, 2025

NARRATIVE RESPONSES TO PLAN CORRECTIONS REPORT (DRB25-1102)

PLAN ADDRESS: 1212 Lincoln Rd., Miami Beach, FL 33139-2315

PARCEL: 0232340180180

DESCRIPTION: Exterior façade modification (prefabricated metal entry canopy) at a ground-floor restaurant tenant space.

Application Intake and Plan review **Version: 1** **Date Received: 09/12/2025** **Date Completed:**

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| 1. | DRB - Planning Review - Not Reviewed | Alejandro Garavito | Ph: | email: AlejandroGaravito@miamibeachfl.gov |
| 2. | DRB - Planning Review - Fail | Rogelio Madan | Ph: | email: RogelioMadan@miamibeachfl.gov |
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Comments:

See corrections

RESPONSE: If there are "Corrections" (e.g., redlined documents), none were found in the CSS Attachments folder for this project.

Comments: b. 10/02/25: Final submittal drawings need to be DATED, SIGNED AND SEALED.

RESPONSE: Architectural drawings prepared by Harrison USA, LLC are signed and sealed.

PLANNING DEPARTMENT
10/02/15 - Staff Final Submittal II Comments
Design Review Board

Final Submittal & Formal Submittal (CSS): 10/12
Notice to proceed issued: 10/23
Paper submittal due, Agenda finalized & all fees paid by: 10/27
Tentative DRB meeting agenda date: 12/11

Draft Notice:

DRB25-1102_ 1212 Lincoln Road & 1628-1634 Alton Road: An application has been filed requesting Design Review Approval for the construction of a new entry canopy and four new signs for a proposed restaurant, with one or more waivers, and variances to exceed the maximum size for projecting signs and variances for not complying with the projecting signs Special conditions to be placed on an existing building.

Please provide a narrative response to the comments listed below. Provide page location if applicable.

a. 10/02/25: Update with new Final submittal date // Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

RESPONSE: Cover Sheet (DRB000) has been updated with new Final Submittal Date.

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| 3. | DRB - Planning Review – Fail | Gabriela Freitas | Ph: | email: gabrielafreitas@miamibeachfl.gov |
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Comments: Submit and Email owners mail labels in Excel.

RESPONSE: Mailing labels in Excel format were emailed to you on 10/12/25.

Submit Signed and seal Survey.

RESPONSE: Submitted.

Submit checklist. Must include name, signatures, and date.

RESPONSE: Submitted.

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.

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| 4. | LUB - Planning Landscape Review - Not Required | Philip Byrnes | Ph: | email: PhilipByrnes@miamibeachfl.gov |
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Plan Review **Version: 2** **Date Received: 07/14/2025** **Date Completed: 09/12/2025**

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| 5. | DRB - Planning Review - Not Required | Rogelio Madan | Ph: | email: RogelioMadan@miamibeachfl.gov |
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| 6. | DRB – Planning Review – Fail | Alejandro Garavito | Ph: | email: Alejandro Garavito@miamibeachfl.gov |
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These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

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 the first submittal is October 29, 2017 the file name would be "10-29-2017 Application". Use this naming format for all first and final CSS submittals. The uploaded file retains the same 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

RESPONSE: Files have been dated and named accordingly.

Sincerely,

Brian Nebel
Consolidated Development Services (CDS)

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