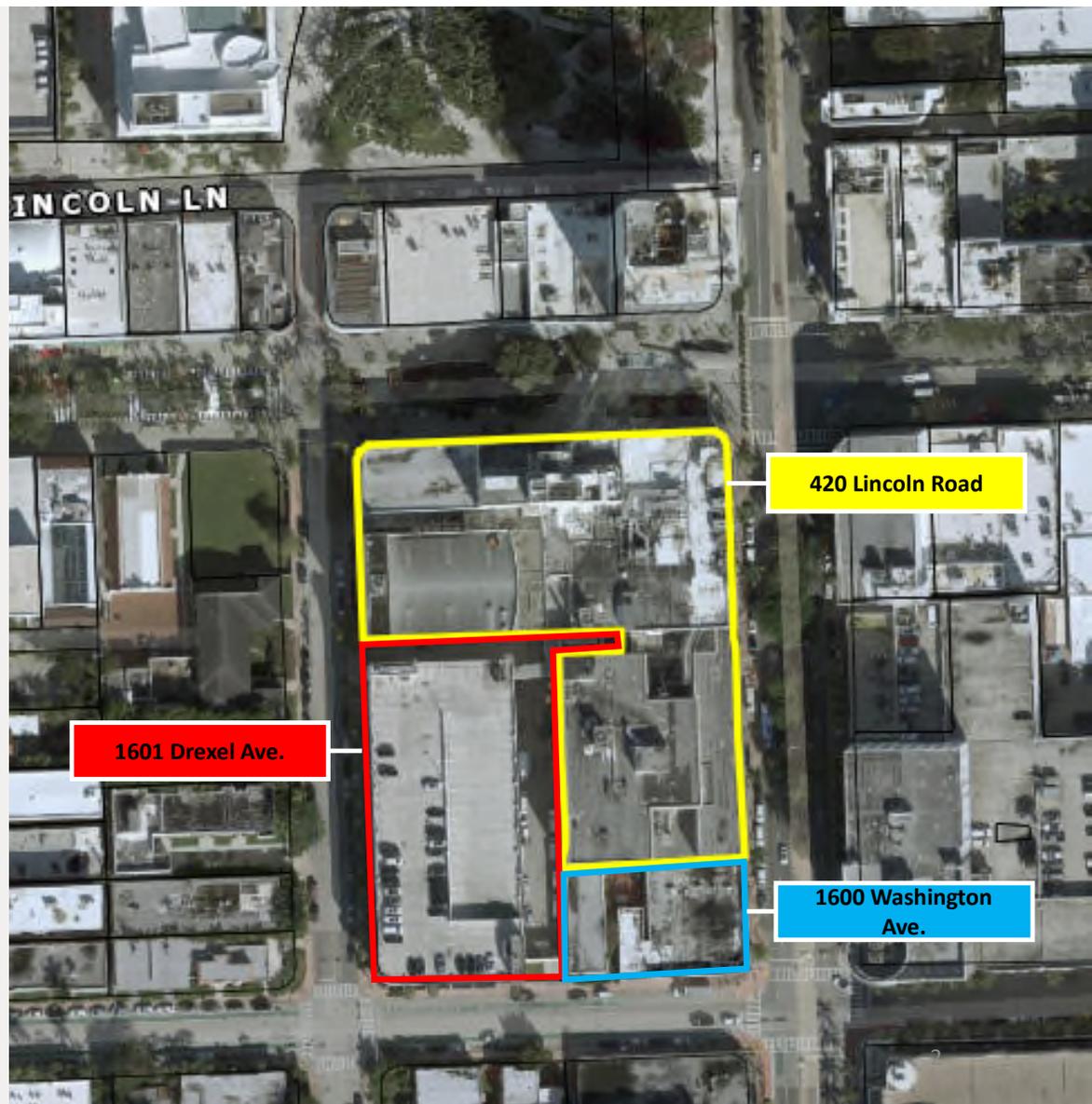


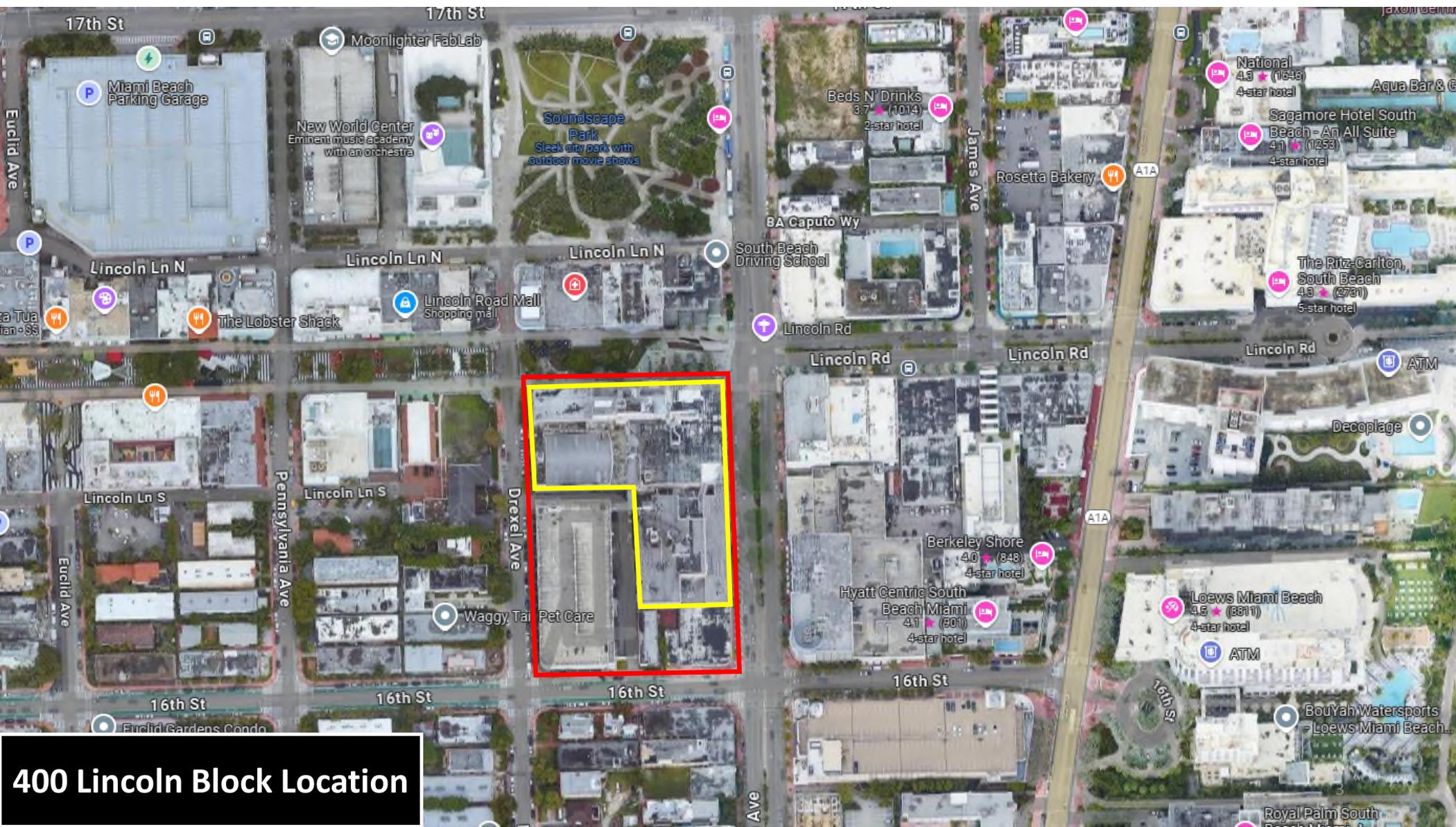


**400 Block Lincoln Road | PB24-0662 | 10.29.2024**

# 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.





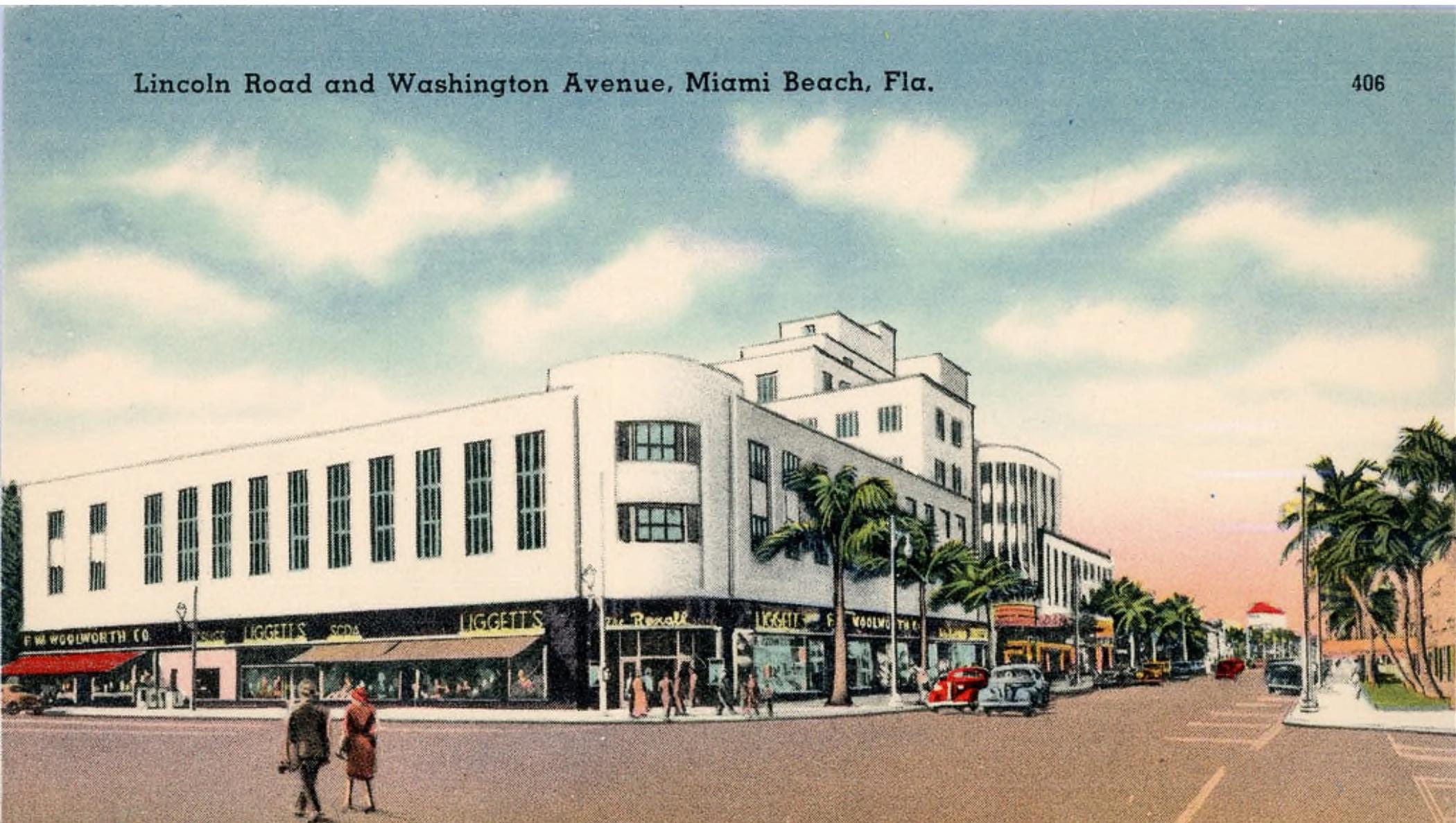
**400 Lincoln Block Location**

# 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 stores.



Lincoln Road and Washington Avenue, Miami Beach, Fla.



# 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 420 Lincoln building and securing tenants for these spaces has been a challenge.
- **We request a limited LDR amendment to permit grocery stores as a conditional use at the Property.**

# Proposed Legislation

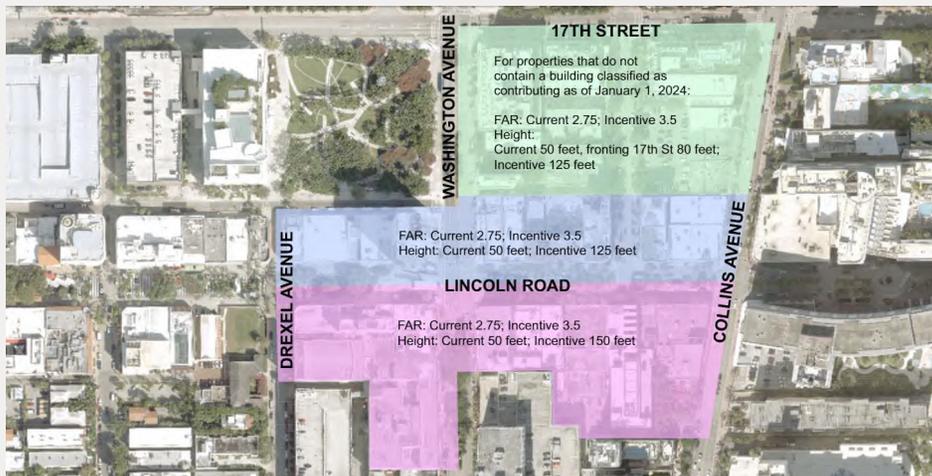
- 7.2.12.2.b.7 – “Grocery stores, notwithstanding the prohibited uses listed under Section 7.2.12.2.d and Section 7.3.7.2.a, may be permitted as a conditional use of properties with a lot line on Lincoln Road or 16<sup>th</sup> Street, east of Drexel Avenue, west of Washington Avenue. Entrance and retail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

# Request is Appropriate

1. Consistent with City's Proposed Redirection of Lincoln Road East and Washington Avenue
2. Conditional Use Permit Process is a Check
3. Historic Floorplate and Layout at 420 Lincoln and Food Service Habilitated TimeOut Market space are Ideal Locations for a Grocery Store



# Reason #1: Consistent with City's Proposed Redirection of east Lincoln Rd. and Washington Ave.



## 2 Incentive area

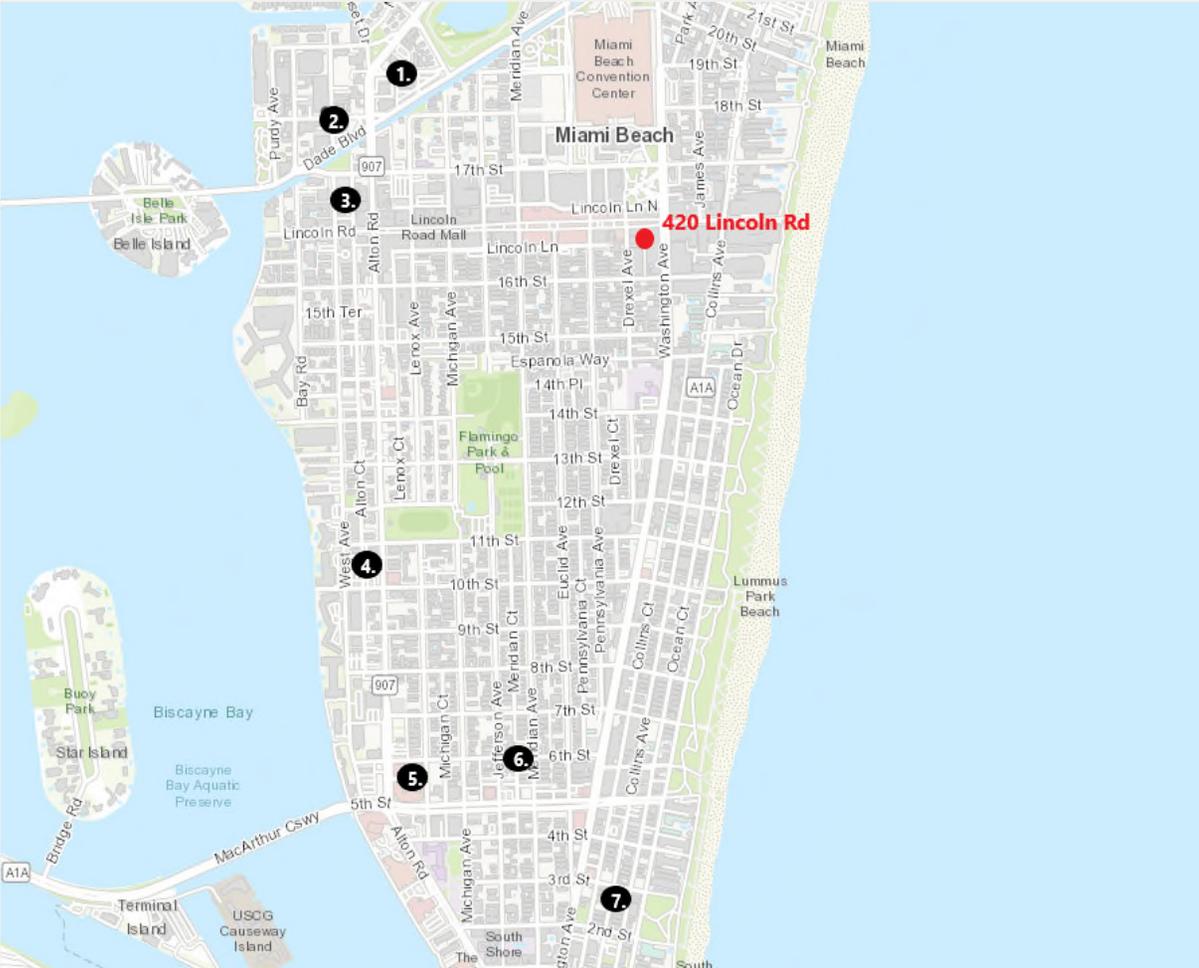


Includes properties along Washington Avenue from 5<sup>th</sup> Street to 17<sup>th</sup> Street.

Includes the following zoning districts:

- CPS-2
- RM-2
- CD-2
- CD-3

# 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 <sup>th</sup> & Alton	1.5 mi
6. Meridian Market and Cafe	1.3 mi
7. La Playa Market	1.4 mi

Source: [Google Maps](#)

## Reason #2: Conditional Use Permit is a Check

- The proposed amendment allows grocery store use at the Property as a **conditional use**. Any potential future tenant must still obtain a **CUP**.
  - **Grocery store** means a retail store with direct access from the street or sidewalk that primarily sells food, including canned and frozen foods, fresh fruits and vegetables, and fresh (raw) and prepared meats, fish, and poultry.
  - **Convenience store** means a retail store with direct access from the street or sidewalk, containing a publicly accessible sales area that comprises at least 70% of the floor area of the store, and that is designed and stocked to sell a mixture of goods such as non-prescription medications, beverages, magazines, food (packaged and/or prepared), school/office supplies, cosmetics, and other household supplies. A store that markets itself as a "pharmacy store" or "pharmacy" in addition to selling the goods described above, but that does not provide pharmacy services, including the dispensing of medicinal drugs by a pharmacist, shall be considered a convenience store and not a pharmacy or pharmacy store.

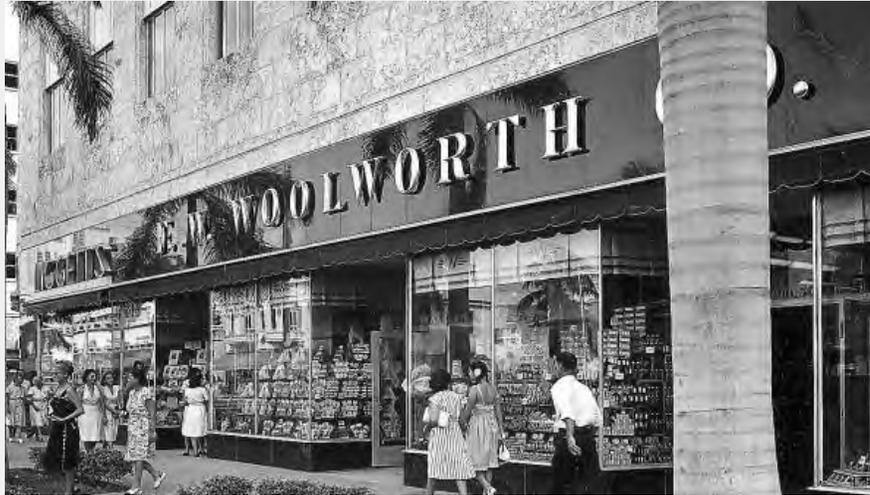
## Reason #2: Conditional Use Permit is a Check

- **CUP review will evaluate** a robust operations plan and other deliverables and, at that time, this Board will scrutinize the appropriateness of the tenant and approve or deny based on the CUP criteria in Sec. 2.5.2.2.a. of the Code.
  1. The use shall be consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.
  2. The intended use or construction shall not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.
  3. Structures and uses associated with the request shall be consistent with these land development regulations.
  - 4. The public health, safety, morals, and general welfare shall not be adversely affected.**
  5. Adequate off-street parking facilities will be provided.
  - 6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**
  - 7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**
  8. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
  9. Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.

## Reason #3: Existing Space is Ideal for a Grocery Store

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





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 OPENING THURSDAY, MARCH 14  
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POWERSHOOTERS 79¢	ROSE RUSHES 49¢	CRACKER PLANTS \$1.98
MOOGASHERS 79¢	WINTER FIT THE WOOLWORTH HUGS 69-79¢	SPRING HATS \$1.98
WASHING MACHINES \$1.00	EASTER CANDY \$1.77	WEST WATCHES \$5.95
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DINNERWARE \$1.77	SPECIAL VISIT NEW LUNCHEONETTE 35¢	HAMBURGER PLATTER 50¢
LADIES SUITERS \$1.79	ICE CREAM SANDWICH 9¢	KITCHEN STEEL SPOON 7.95
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W. L. HASTING  
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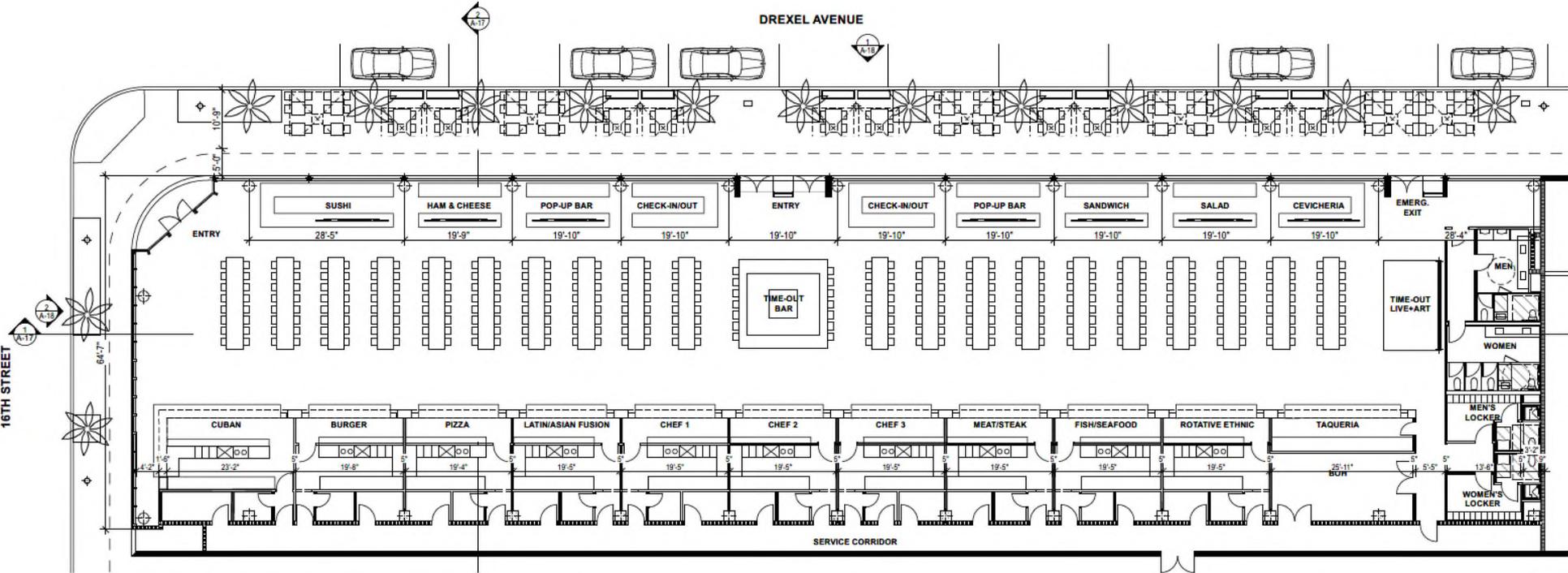


- LEASABLE / SEPARATE  
TENANT AREAS (NET)
- 8334 SQ. FT. NET AREA
  - 5965 SQ. FT. NET AREA
  - 9654 SQ. FT. NET AREA
  - 12923 SQ. FT. NET AREA
  - 7697 SQ. FT. NET AREA
  - 10506 SQ. FT. NET AREA
  - 10477 SQ. FT. NET AREA
  - 9093 SQ. FT. NET AREA
- B.O.H. SERVICE  
UTILITY AREAS
- CIRCULATION  
COMMONS AREAS

**420 Lincoln Rd. Floor Plate**



1601 Drexel Ave.



**Former TimeOut Market**

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

