

801 Lincoln Road

Miami Beach, FL

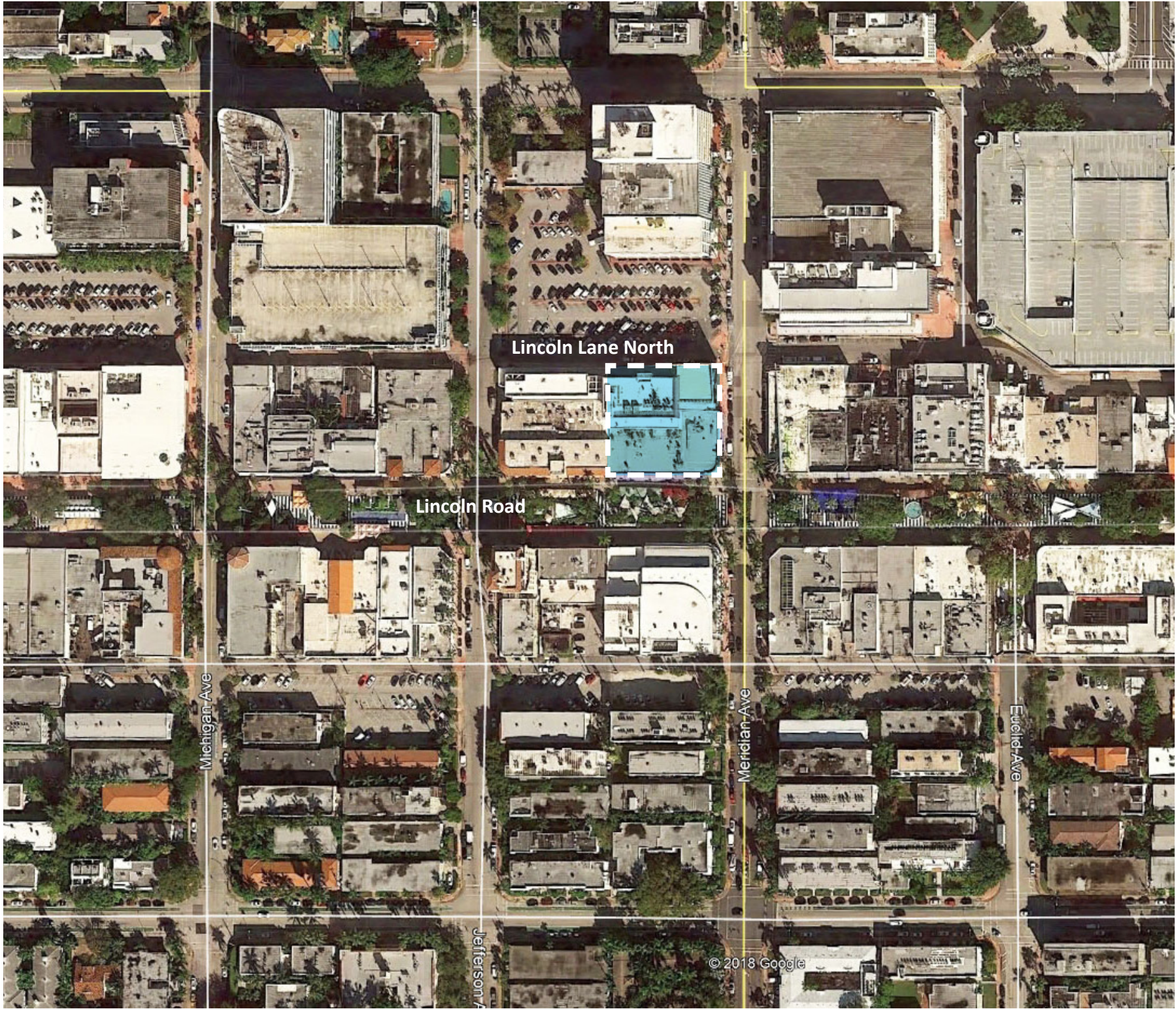
Scope:
 Exterior renovations to a contributing structure including:
 - replacement of storefronts and windows
 - repair of existing marble

Historic Preservation Board Final Submittal

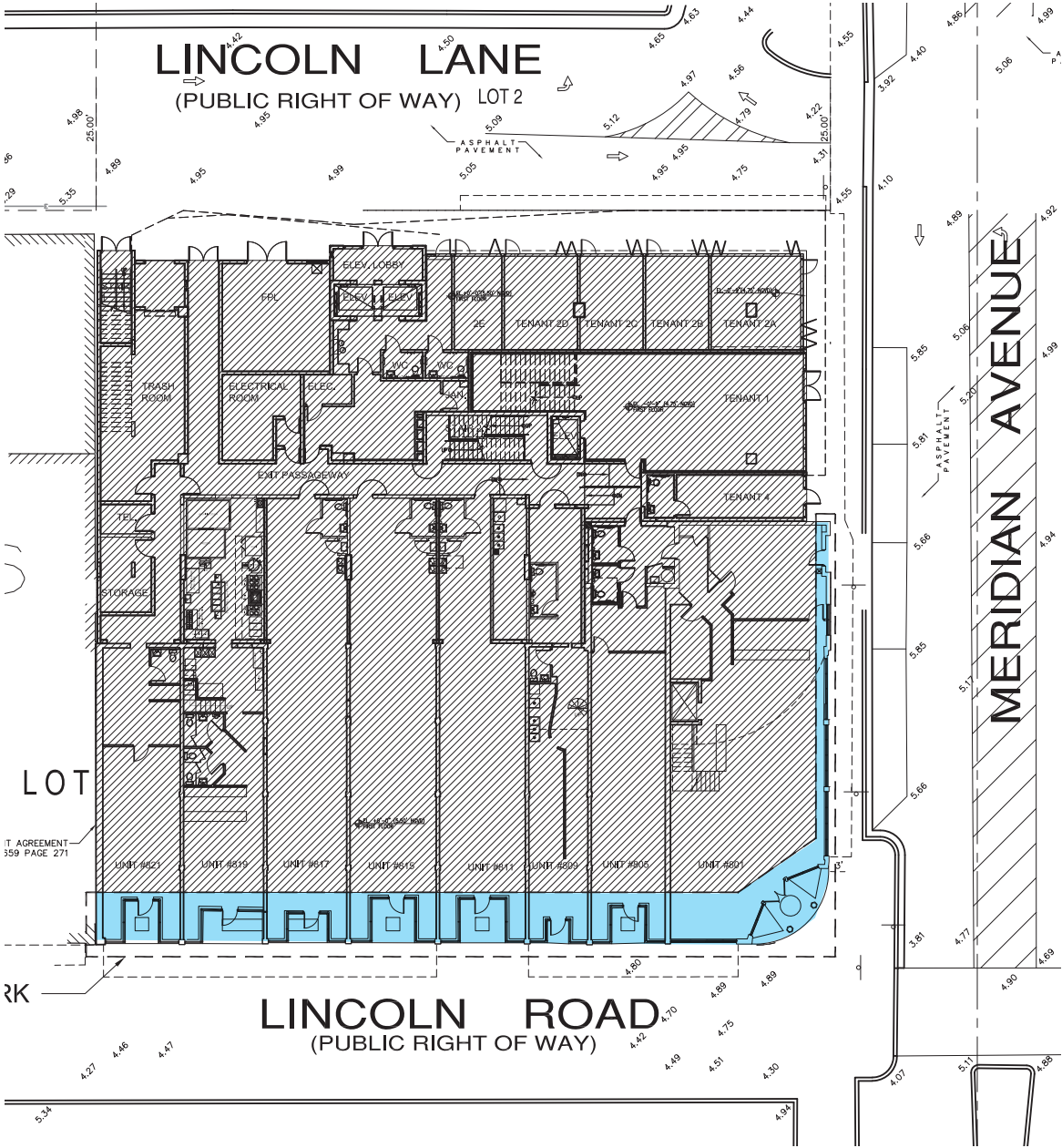
File #19-0342 September 9th, 2019

architecture / landscape architecture
 2455 SW 27th Avenue, Suite 220, Miami, FL 33145 305.310.2602





Location Plan



A-001 Location Plan and area of work

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| ITEM # | Zoning Information | | | |
|--------|--------------------------|---------------------------------------|----------------------------|------------|
| 1 | Address: | 801-821 Lincoln Rd, 1650 Meridian Ave | | |
| 2 | Board and file numbers : | | | |
| 3 | Folio number(s): | 02-3234-007-0540 | | |
| 4 | Year constructed: | 1929 | Zoning District / Overlay: | CD-3 |
| 5 | Based Flood Elevation: | 8'-0" | Grade value in NGVD: | 4.8' NGVD |
| 6 | Lot Area: | 22,437 sf | Lot Depth: | 149.94' |
| 7 | Lot width: | 149.97' | | |
| 8 | Minimum Unit Size | N/A | Average Unit Size: | N/A |
| 9 | Existing use: | Commercial | Proposed use: | Commercial |

| | | Maximum | Existing | Proposed | Deficiencies |
|----|-----------------------------------|-----------|----------------------|----------------------|--------------|
| 10 | Height: | 50' | 50' | 30' to remain | |
| 11 | Number of Stories: | 5 | 3 | 3 to remain | |
| 12 | FAR: 2.25 | 50,481 sf | 40,413 sf | 40,413 sf, no change | |
| 13 | Gross square footage: | N/A | 40,413 sf | 40,413 sf, no change | |
| 14 | Square Footage by use: | N/A | commercial 40,413 sf | commercial 40,413 sf | |
| 15 | Number of units Residential: | N/A | N/A | N/A | |
| 16 | Number of units Hotel: | N/A | N/A | N/A | |
| 17 | Number of seats: | N/A | N/A | N/A | |
| 18 | Occupancy load: | N/A | N/A | N/A | |
| 19 | Density (per Comprehensive Plan): | N/A | N/A | N/A | |

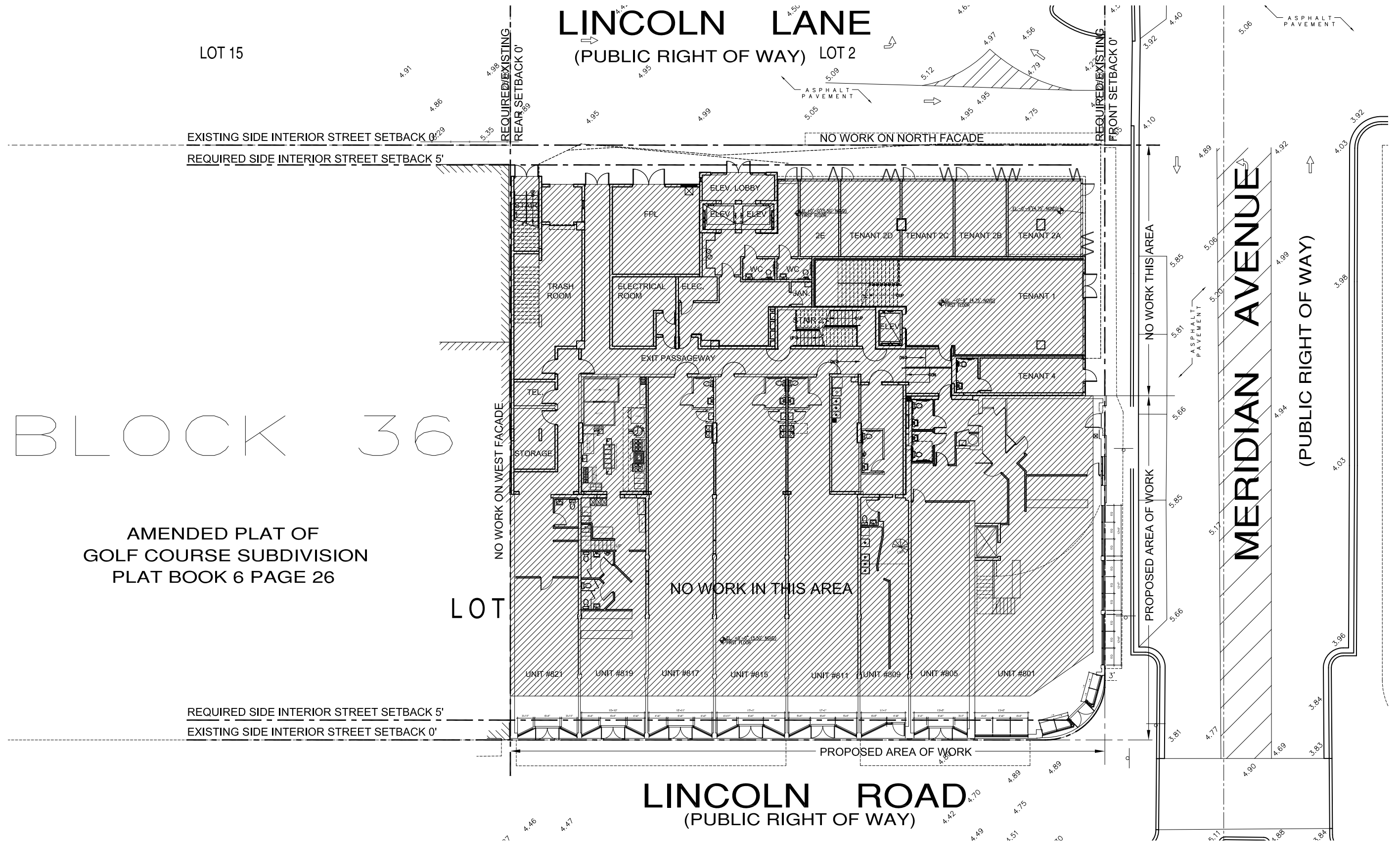
| | Setbacks | Required | Existing | Proposed | Deficiencies |
|----|---------------------------------------|----------|------------------|------------------|--------------|
| | Subterranean: | | | | |
| 20 | Front Setback: | N/A | N/A | N/A | |
| 21 | Side Setback: | N/A | N/A | N/A | |
| 22 | Side Setback: | N/A | N/A | N/A | |
| 23 | Side Setback facing street: | N/A | N/A | N/A | |
| 24 | Rear Setback: | N/A | N/A | N/A | |
| | At Grade Parking: | | | | |
| 25 | Front Setback: | N/A | N/A | N/A | |
| 26 | Side Setback: | N/A | N/A | N/A | |
| 27 | Side Setback: | N/A | N/A | N/A | |
| 28 | Side Setback facing street: | N/A | N/A | N/A | |
| 29 | Rear Setback: | N/A | N/A | N/A | |
| | Pedestal: | | | | |
| 30 | Front Setback: | 0' | 0' ex. to remain | 0' ex. to remain | |
| 31 | Side Setback: | 0' | 0' ex. to remain | 0' ex. to remain | |
| 32 | Side Setback facing street(Linc. Rd): | 5' | 0' ex. to remain | 0' ex. to remain | |
| 33 | Side Setback facing street(Linc. Ln): | 5' | 0' ex. to remain | 0' ex. to remain | |
| 34 | Rear Setback: | N/A | N/A | N/A | |
| | Tower: | | | | |
| 35 | Front Setback: | N/A | N/A | N/A | |
| 36 | Side Setback: | N/A | N/A | N/A | |
| 37 | Side Setback: | N/A | N/A | N/A | |
| 38 | Side Setback facing street: | N/A | N/A | N/A | |
| 39 | Rear Setback: | N/A | N/A | N/A | |

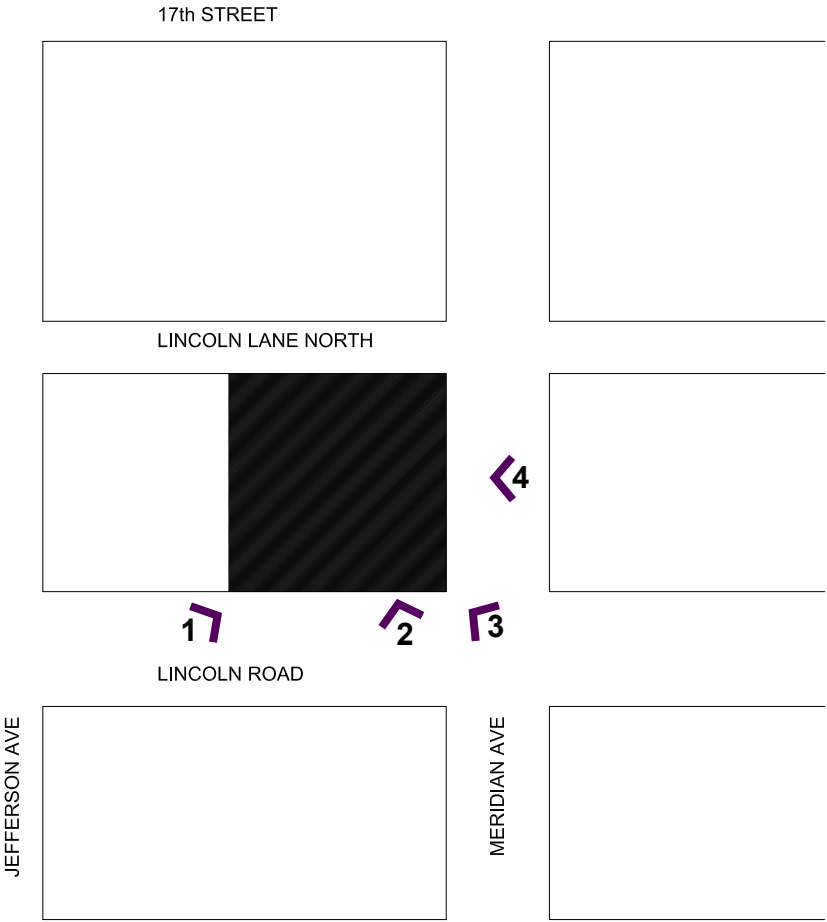
| | Parking | Required | Existing | Proposed | Deficiencies |
|----|--|----------|----------|-----------------|--------------|
| 40 | Parking district: 7 | | | | |
| 41 | Total number of parking spaces: | 0 | 0 | 0 ex. to remain | |
| 42 | Number of parking spaces per use (Provide a separate chart for a breakdown calculation): | 0 | 0 | 0 | |
| 43 | Number of parking spaces per level (Provide a separate chart for a breakdown calculation): | N/A | N/A | N/A | |
| 44 | Parking Space Dimensions: | | | | |
| 45 | Parking Space configuration (45°,60°,90°,Parallel): | N/A | N/A | N/A | |
| 46 | ADA Spaces: | 1 | 0 | 0 ex. To remain | |
| 47 | Tandem Spaces: | 0 | 0 | 0 | |
| 48 | Drive aisle width: | N/A | N/A | N/A | |
| 49 | Valet drop off and pick up: | 0 | 0 | 0 | |
| 50 | Loading spaces: | 3 | 0 | 0 ex. To remain | |
| 51 | Trash collection area: | N/A | N/A | N/A | |
| 52 | <u>Short-term</u> Bicycle Parking, location and Number of racks: | 0 | 0 | 0 | |
| 53 | <u>Long-Term</u> Bicycle Parking, location and Number of racks | 0 | 0 | 0 | |
| | Restaurants, Cafes, Bars, Lounges, Nightclubs | Required | Existing | Proposed | Deficiencies |
| 54 | Type of use: | | | | |
| 55 | Number of seats located outside on private property: | N/A | N/A | N/A | |
| 56 | Number of seats inside: | N/A | N/A | N/A | |
| 57 | Total number of seats: | N/A | N/A | N/A | |
| 58 | Total number of seats per venue (Provide a separate chart for a breakdown calculation): | N/A | N/A | N/A | |
| 59 | Total occupant content: | N/A | N/A | N/A | |
| 60 | Occupant content per venue (Provide a separate chart for a breakdown calculation): | N/A | N/A | N/A | |

| | | |
|----|--|--------------------|
| 61 | Proposed hours of operation: | N/A |
| 62 | Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361): | no |
| 63 | Is dancing and/or entertainment proposed? (see CMB 141-1361): | no |
| 64 | Is this a contributing building?: | Yes |
| 65 | Located within a Local Historic District?: | Yes, Flamingo Park |

Notes:

Please write N/A if section is Not Applicable
Any additional data must be presented in the format above

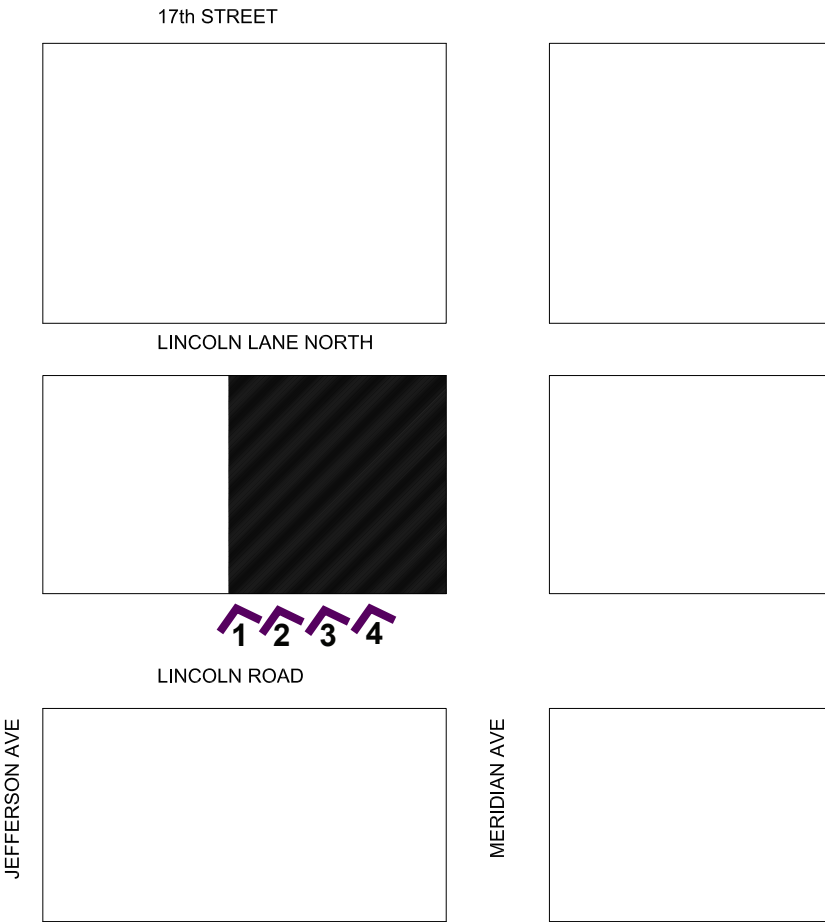




A-004 Existing Conditions Photographs

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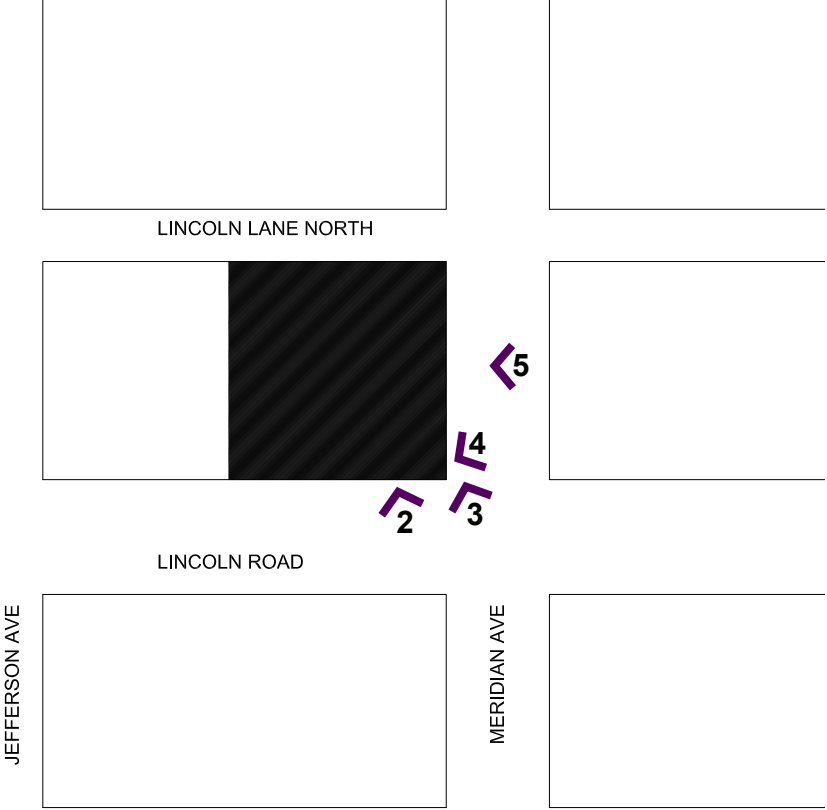




A-005 Existing Conditions Photographs

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A-006 Existing Conditions Photographs

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