



455 LINCOLN ROAD, MIAMI BEACH, FL 33139

FIRST SUBMITTAL PB22-0553  
SEPTEMBER 6, 2022



**OWNER:**  
LINCOLN DREXEL, LTD AND  
LINCOLN DREXEL II, LTD.  
3921 ALTON ROAD #463  
MIAMI BEACH, FL 33140

**DEVELOPER:**

**ARCHITECT:**  
FORM GROUP, INC  
4300 SW 73 AVE, #106  
MIAMI, FL, 33155  
  
PH: 305-443-4244

**INTERIOR DESIGNER:**

PLANNING APPLICATION FOR:

**ANDRÉS  
CARNE DE RES**

LINCOLN DREXEL BUILDING  
455 LINCOLN ROAD  
MIAMI BEACH, FL 33139

**REVISIONS:**  
HPB SUBMITTAL 07-06-21  
1. REV 1 (8-31-22)  
PLANNING SUBMITTAL 9-2-22  
2. REV 2 (9-26-22)  
PLANNING SUBMITTAL 9-26-22

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TEL: 305-443-4244 FAX: 305-443-3338  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
AA0018851

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**PROJECT NO.**  
19-1007

**DATE:**  
DECEMBER 2, 2019

**SCALE:**  
AS SHOWN

**TITLE:**  
COVER

**DRAWING NO.:**

**G-00**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	455 LINCOLN ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :	HPB19-0367		
3	Folio number(s):			
4	Year constructed:	1937	Zoning District / Overlay:	CD-3
5	Based Flood Elevation:	8.0'	Grade value in NGVD:	5.46' NGVD
6	Lot Area:	4,890 S.F	Lot Depth:	47'-3"
7	Lot width:	104'-11"		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	ASSEMBLY	Proposed use:	ASSEMBLY

	Maximum	Existing	Proposed	Deficiencies
10	Height: 50' (1ST 50') THEN 100'	41'-6"	41'-6"	
11	Number of Stories:	N/A	4	
12	FAR:	13,447 S.F.	10,946.71 S.F.	10,909.45 S.F.
13	Gross square footage:	N/A	10,946.71 S.F.	10,946.71 S.F.
14	Square Footage by use:	N/A	10,946.71 S.F. ( ASSEMBLY)	10,909.45 S.F. (ASSEMBLY)
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		342
18	Occupancy load:	N/A		413
19	Density (per Comprehensive Plan):	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
20	Front Setback:	0'-0"	N/A	N/A	
21	Side Setback:	0'-0"	N/A	N/A	
22	Side Setback:	0'-0"	N/A	N/A	
23	Side Setback facing street:	0'-0"	N/A	N/A	
24	Rear Setback:	5'-0"	N/A	N/A	
	<b>At Grade Parking:</b>				
25	Front Setback:	0'-0"	N/A	N/A	
26	Side Setback:	0'-0"	N/A	N/A	
27	Side Setback:	0'-0"	N/A	N/A	
28	Side Setback facing street:	0'-0"	N/A	N/A	
29	Rear Setback:	5'-0"	N/A	N/A	
	<b>Pedestal:</b>				
30	Front Setback:	0'-0"	0.3'	N/A	
31	Side Setback:	0'-0"	N/A	N/A	
32	Side Setback:	0'-0"	N/A	N/A	
33	Side Setback facing street:	0'-0"	0.1'	N/A	
34	Rear Setback:	5'-0"	0.2'	N/A	
	<b>Tower:</b>				
35	Front Setback:	0'-0"	N/A	N/A	
36	Side Setback:	0'-0"	N/A	N/A	
37	Side Setback:	0'-0"	N/A	N/A	
38	Side Setback facing street:	0'-0"	N/A	N/A	
39	Rear Setback:	5'-0	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	N/A			
41	Total number of parking spaces:	N/A	N/A	N/A	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
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:	N/A	N/A	N/A	
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	N/A	N/A	
46	ADA Spaces:	N/A	N/A	N/A	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	N/A	N/A	N/A	
49	Valet drop off and pick up:	N/A	N/A	N/A	
50	Loading spaces:	N/A	N/A	N/A	
51	Trash collection area:	N/A	N/A	INTERIOR TRASH ROOM	
52	Short-term Bicycle Parking, location and Number of racks:	N/A	N/A	NA	
53	Long-Term Bicycle Parking, location and Number of racks	N/A	N/A	N/A	
	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
54	Type of use:	N/A	ASSEMBLY	ASSEMBLY	
55	Number of seats located outside on private property:	1/ 15 NET	50	54	
56	Number of seats inside:	=	=	288	
57	Total number of seats:	=	=	342	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A		GROUND LEVEL: 104 EXTERIOR: 54 THIRD LEVEL: 119 ROOF LEVEL: 65	1
59	Total occupant content:	N/A	388	489	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	GROUND LEVEL: 235 MEZZANINE: 66 THIRD LEVEL: 37 ROOF LEVEL: 50	GROUND LEVEL: 234 MEZZANINE: 8 THIRD LEVEL: 168 ROOF LEVEL: 79	
61	Proposed hours of operation:	N/A			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):				
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	Yes			
64	Is this a contributing building?:	N/A			
65	Located within a Local Historic District?:	Yes			



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architecture .planning

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PROJECT NO. 19-1007 TITLE: ZONING LEGEND

DATE: DECEMBER 2, 2019

SCALE: AS SHOWN

DRAWING NO.:

G-01



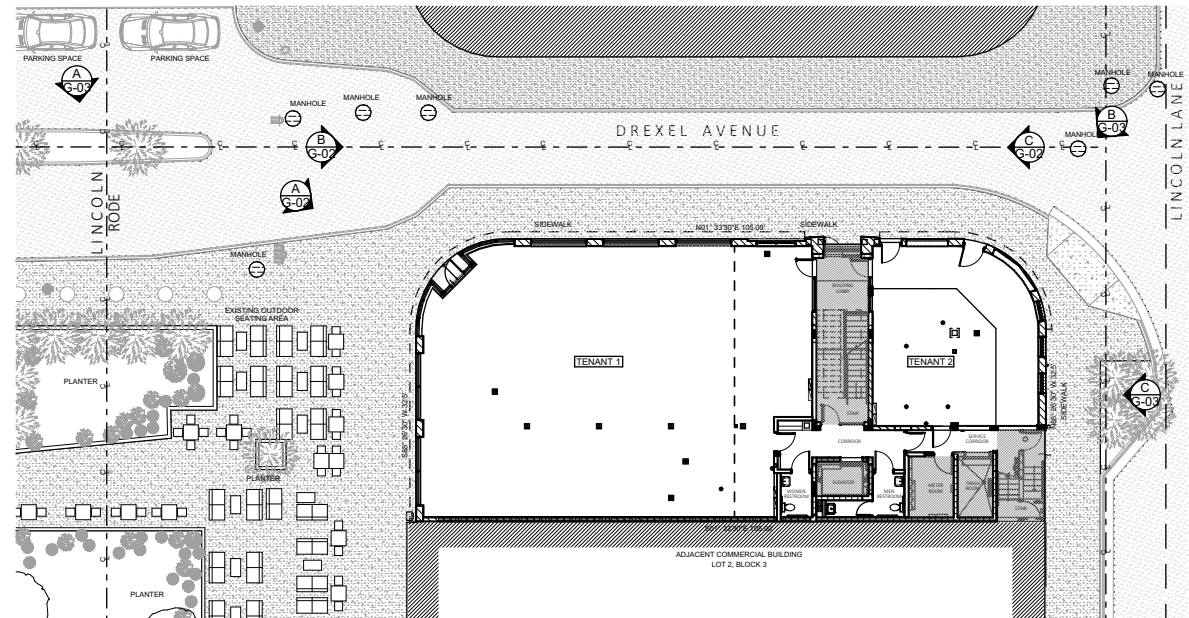
**B** STREET VIEW-DREXEL AVE  
NOT TO SCALE



**A** STREET VIEW-LINCOLN RD & DREXEL AVE  
NOT TO SCALE



**C** STREET VIEW ALONG DREXEL AVE  
NOT TO SCALE



**1** PLAN REFERENCE  
SCALE: 1/32" = 1'-0"



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PROJECT NO.  
19-1007  
DATE:  
DECEMBER 2, 2019  
SCALE:  
AS SHOWN

TITLE:  
CONTEXTUAL  
PHOTOGRAPH

DRAWING NO.:  
**G-02**

1



B

**STREET VIEW - LINCOLN LN & DREXEL AVE**  
NOT TO SCALE

1



A

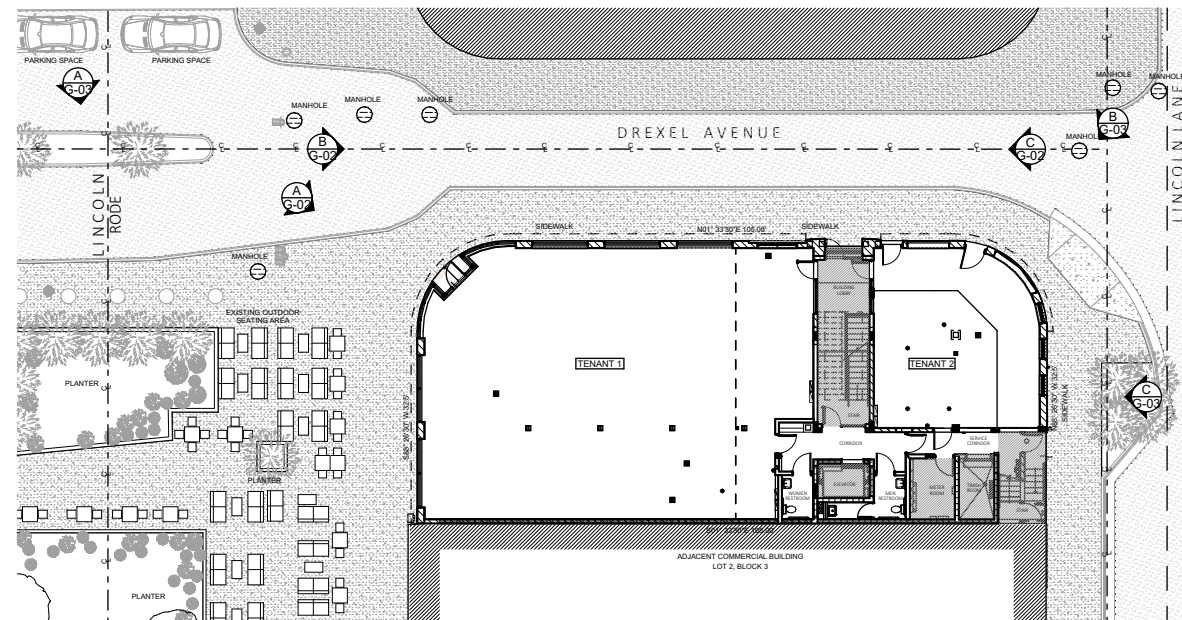
**PROPOSED ROOF TERRACE PLAN**  
SCALE: 1:8.50

1



C

**STREET VIEW - LINCOLN LANE**  
NOT TO SCALE



1

**PLAN REFERENCE**  
SCALE: 1/32" = 1'-0"



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19-1007

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DECEMBER 2, 2019

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TITLE:  
CONTEXTUAL  
PHOTOGRAPH

DRAWING NO.:

**G-03**