455 Lincoln Road HPB 19-0367

Historic Preservation Board October 12, 2021







HERITAGE



Requests

- Certificate of Appropriateness:
 - o (1) modification to the pre-gutted public interior space;
 - o (2) installation of a well-designed retractable canopy structure on the roof deck, and
 - o (3) variance to exceed the hours of operations for an outdoor bar to be consistent with hours of operation for the interior restaurant.



Property Location





Aerials

- South of Soundscape Park
- Southeast of the New World Center
- Northwest of the Miami Beach Community Church



Fig. 13. North side of Lincoln Road between Pennsylvania and Washington Avenues, 2021. (Google Maps)



Fig. 14. South side of Lincoln Road between Pennsylvania and Washington Avenues, 2021. (Google Maps)



History

Name: LINCOLN-DREXEL BUILDING

Address: 455 Lincoln Road, Miami Beach

Date of Construction: 1937

Architect: Robert M. Little

Architectural Style: Art Deco

Historic Status: Contributing

Historic Districts: Flamingo Park Historic District (Local 1990, 1992)

Miami Beach Architectural District (National Register 1979)



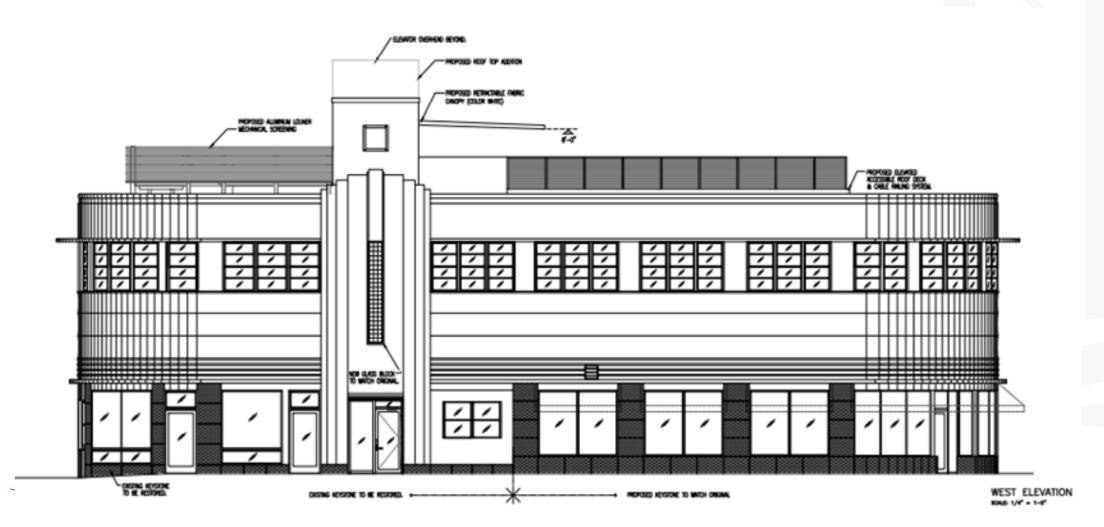




HPB 18-0225 September 17, 2018 Certificate of Appropriateness

HPB 18-0225

 COA for the introduction of active roof deck including new rooftop elevator and stair enclosures



Conditions

a. OUTDOOR CONDITIONS

- i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any lease, contract or assignment.
- Exterior speakers, except those required to address Building and Life Safety Codes, shall not be permitted at the ground level of the property.
- Unless inconsistent with Section 142-336 of the City Code, exterior speakers, except those required to address Building and Life Safety Codes and those associated with a distributed sound system for ambient, background music only, which does not interfere with normal conversation, shall not be permitted at the roof deck, unless a Conditional Use Permit is approved by the Planning Board for outdoor entertainment. An acoustic plan certified by an acoustic engineer for the proposed distributed sound system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. NOISE CONDITIONS

i. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

c. OPERATIONAL CONDITIONS

 Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.



PB 19-0330 January 28, 2020 Conditional Use Permit

Conditional Use Permit

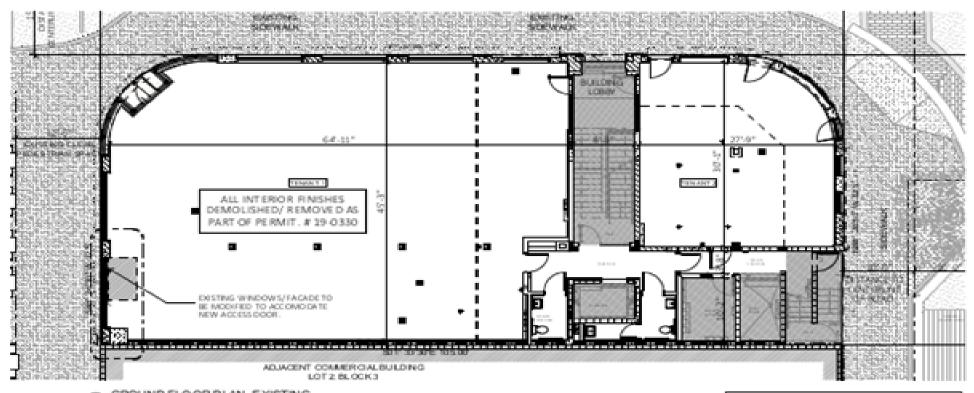
- 288 seat restaurant and sidewalk cafe subject to the following criteria:
 - Outdoor rooftop may operate until 4:00 AM daily. Rooftop bar cannot be utilized until after 12:00 AM, unless a variance is granted
 - o 223 seats indoor
 - o 65 seats on the rooftop
 - o DJ or live entertainment permitted indoors until 4:00 AM
 - No outdoor entertainment and background music only
 - o Full meals during entertainment
 - No speakers within 20' of entrance
 - House sound system will be password protected and controlled
 - All windows closed during entertainment
 - No exterior televisions or projectors
 - o Onsite ushers/security required between 5:00 PM and 4:00 AM
 - No queueing on public rights of way

HPB 19-0367 October 12, 2021 Certificate of Appropriateness

(1) Public Interior:

- Generally, interior areas of structures that are commonly open to the public and may have historic value, such as lobbies
- Existing interior blank space
- Numerous modifications and change of uses



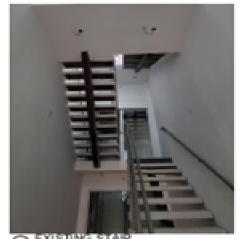


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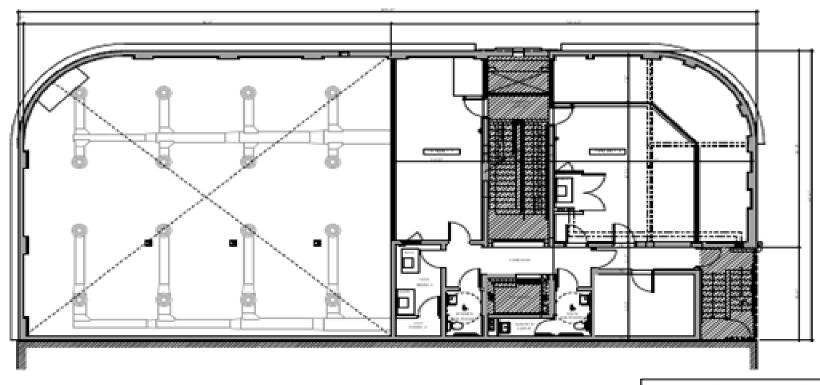
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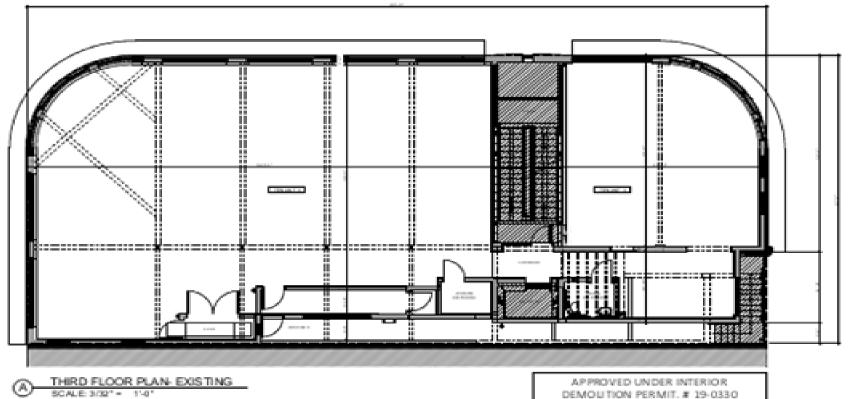
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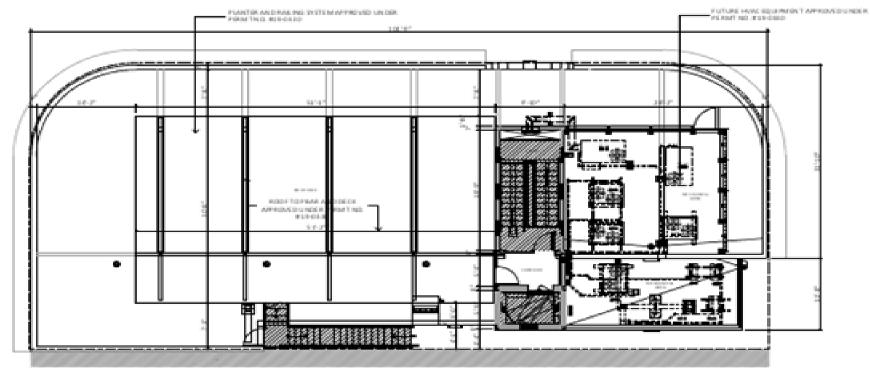
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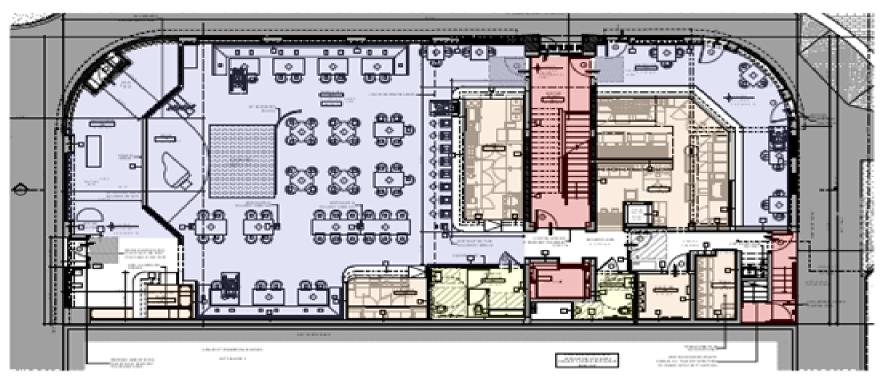
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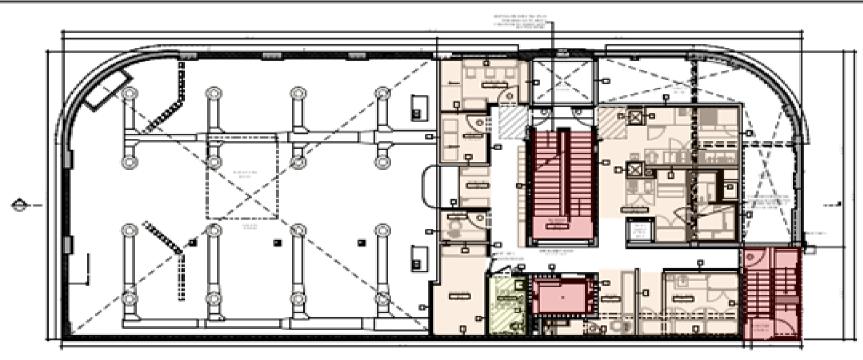
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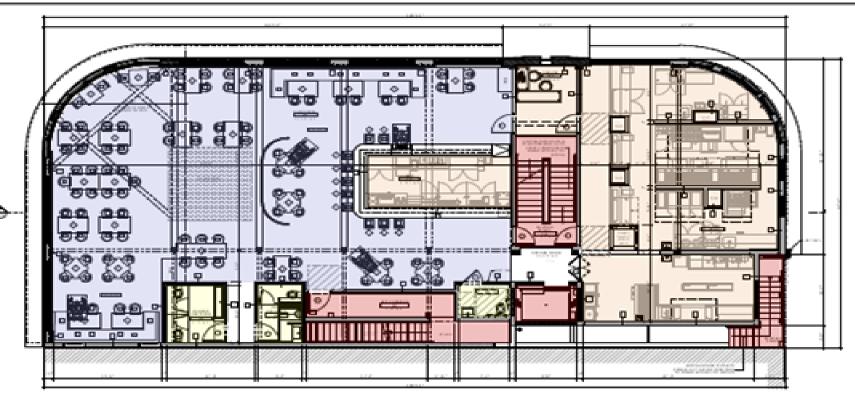
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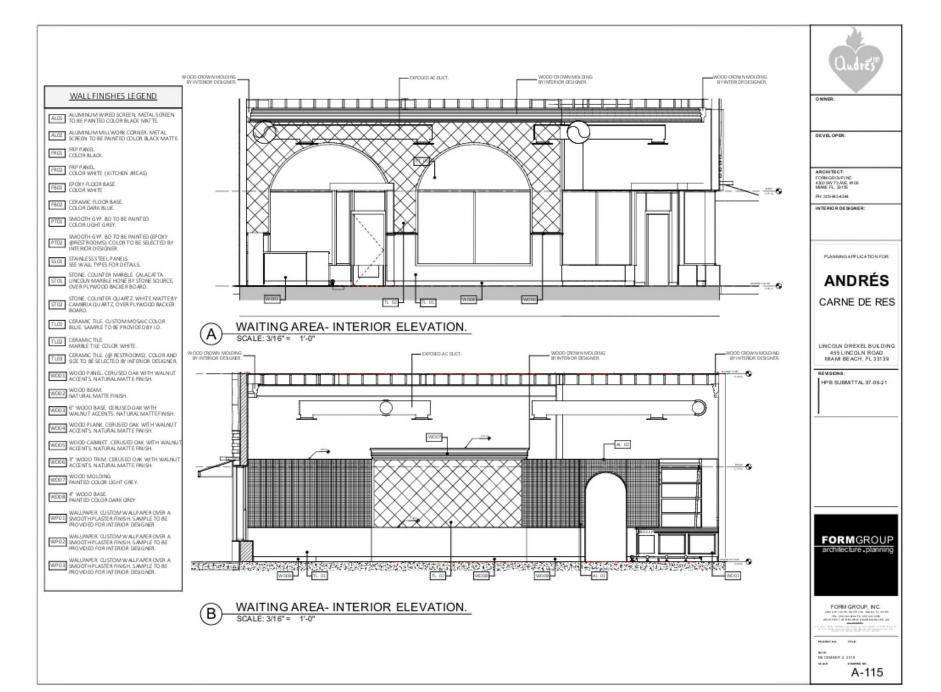
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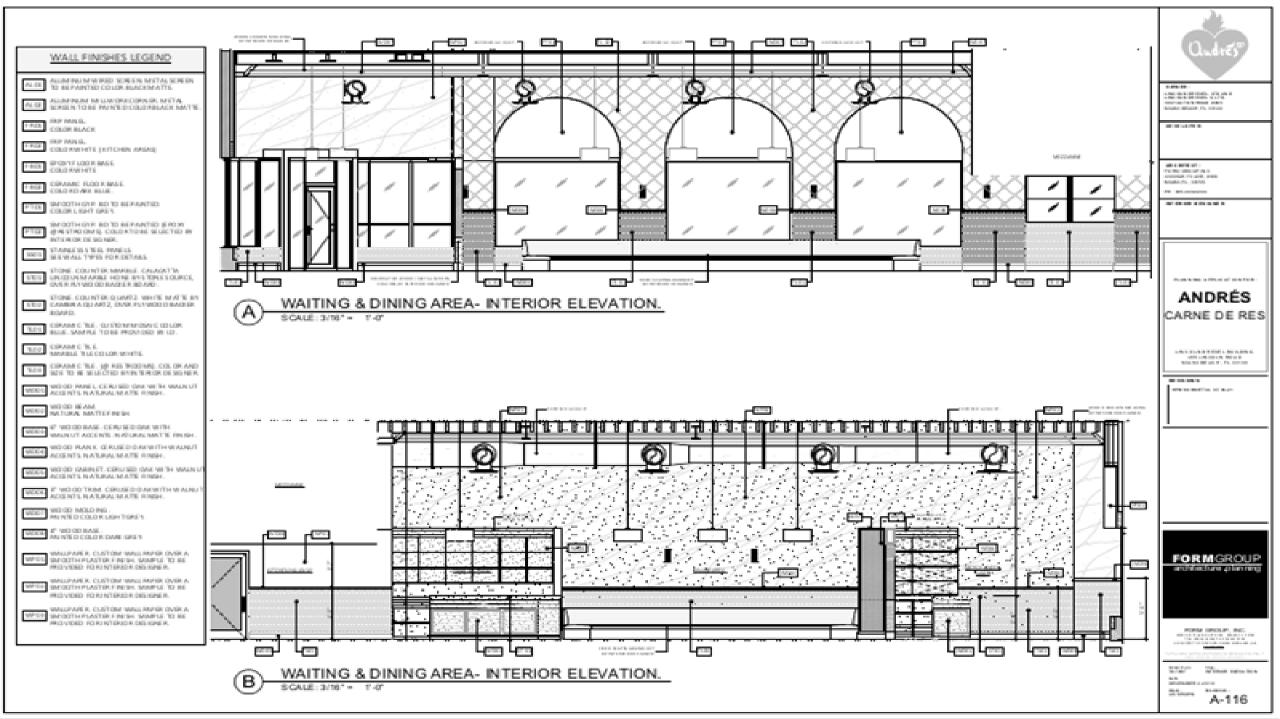
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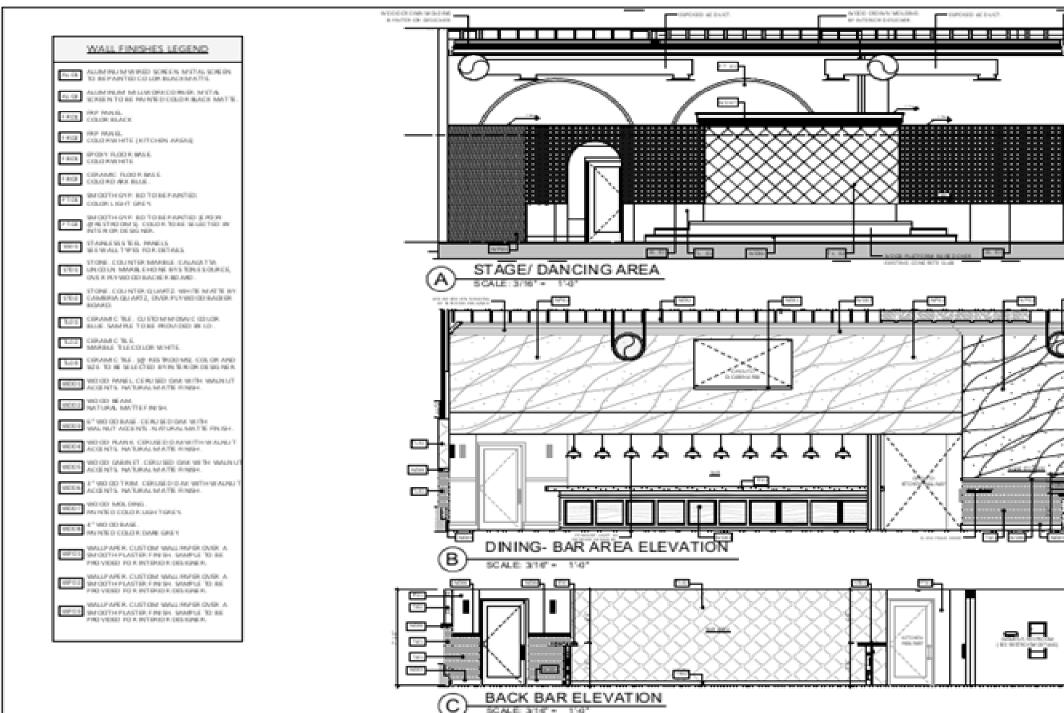
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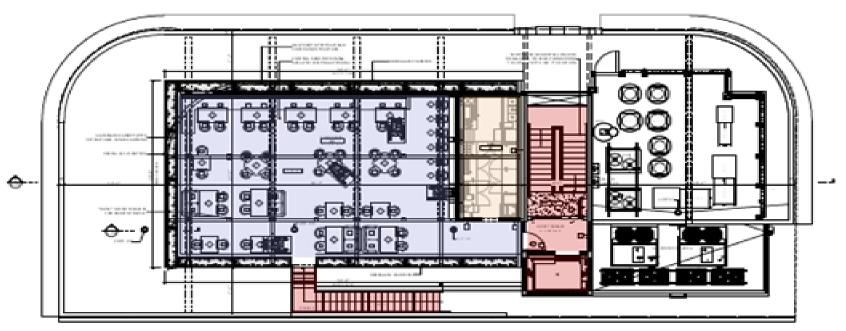
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(2) Retractable Rooftop Canopy

- Stylized with Art Deco curve at the intersection of Lincoln and Drexel
- Sensitive to and compatible with the surrounding similarly retrofitted historic buildings
- Centrally located
- Consistent with prior approvals





PROPOSED ROOF TERRACE PLAN SCALE: 3/32" - 1'40"

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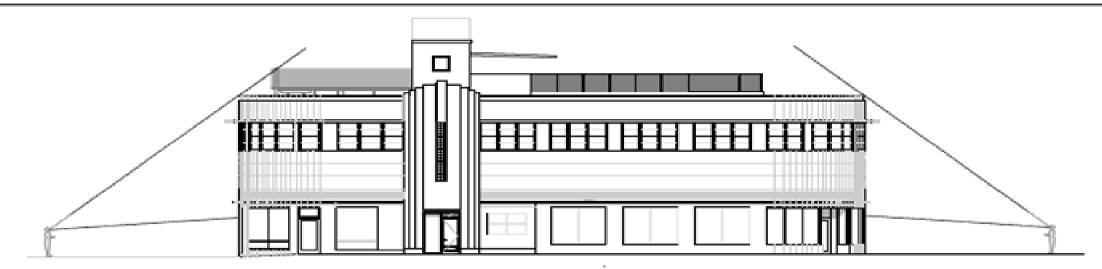
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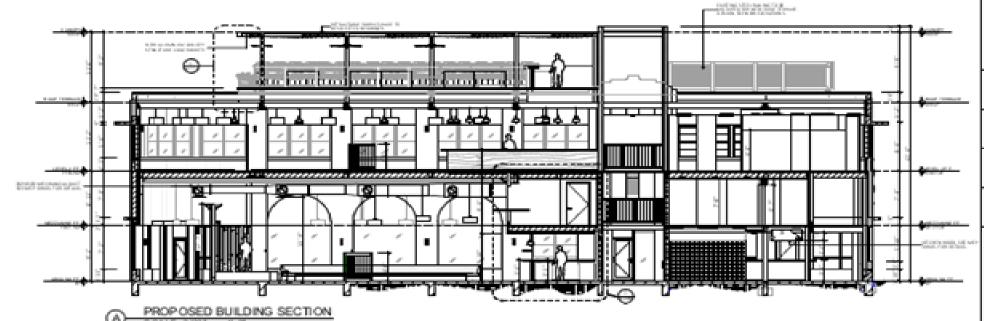
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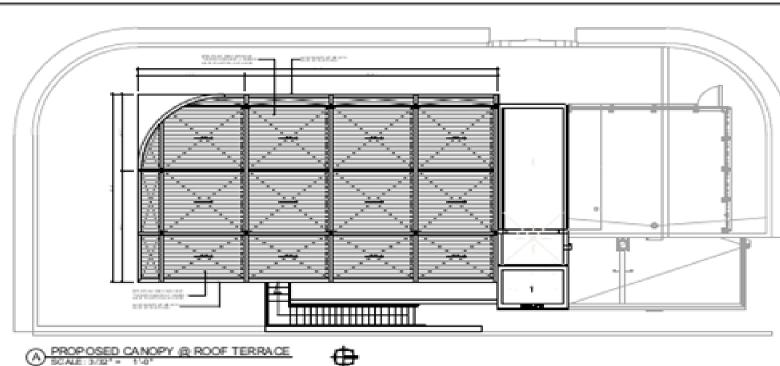


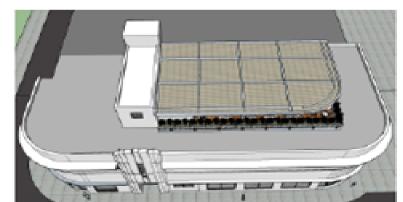
















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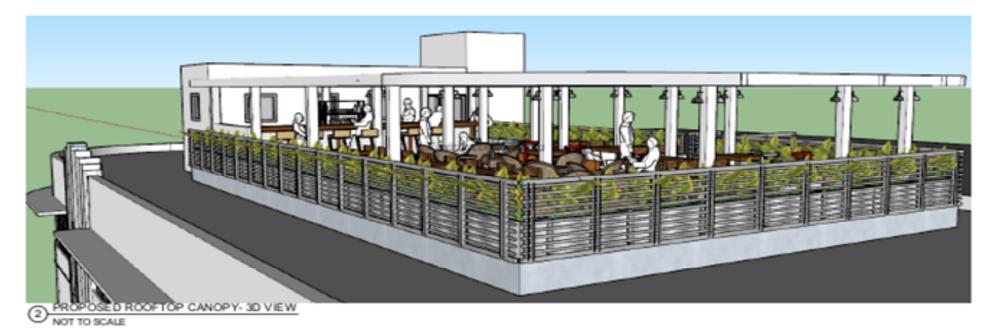
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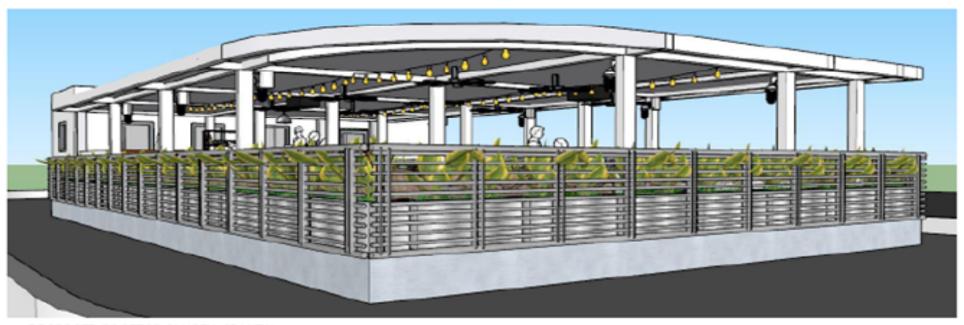
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Support of the Lincoln Road BID

RESOLUTION 20-21-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC., EXPRESSING SUPPORT FOR THE APPLICATION BY OPERETA CIUDAD DEL SOL, LLC, FOR THE ADDITION OF A ROOFTOP TRELLIS AT THE PROPERTY LOCATED AT 455 LINCOLN ROAD.

July 23, 2021



Thank You

200 S. Biscayne Boulevard Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office 305.377.6222 fax Info@brzoninglaw.com