



Rev.	Date	Rev.	Date

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HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name
Address
Address
Tel:
Email

Consultant: CIVIL ENGINEER
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
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Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

K O B I
K A R P

Kobi Karp
Lic. # AR0012578

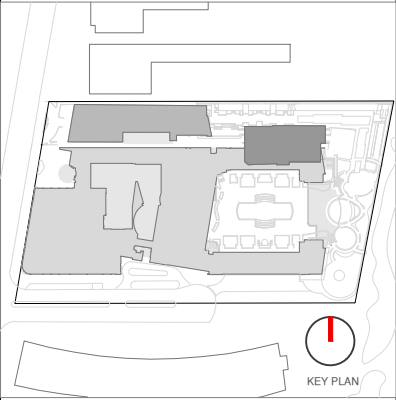
LINCOLN ROAD - 100 BLOCK

HPB-23-0575

COVER
LINCOLN ROAD - 100 BLOCK

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A2.00	HISTORIC REFERENCE
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INDEX

LINCOLN ROAD - 100 BLOCK

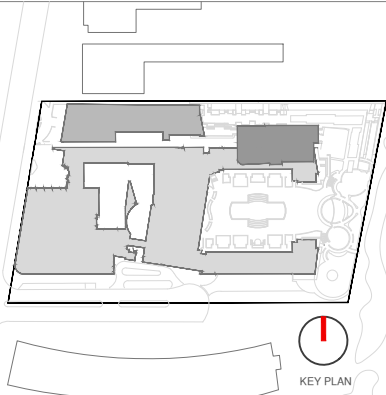
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Project	2018	

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	LINCOLN ROAD - 100 BLOCK		
2	Board and File numbers:			
3	Folio number(s):	02-3234-019-0520 02-3234-019-0530 02-3234-019-0570		
4	Year constructed:	Zoning District: N/A		
5	Historic Designation	Local: Ocean Drive/ Collins Ave Historic District National: Miami Beach Architectural District		
6	Flood Zone:	N/A		
7	Base Flood Elevation:	N/A	Grade Value in NGVD:	6.83' NGVD
8	Design Flood Elevation:	N/A		
9	Max. Wave Crest Elevation:	15'-0" NGVD		
10	Adjusted grade (Flood+ Grade/2)	N/A		
11	Lot Area:	N/A		
12	Lot Width	N/A	Lot Depth:	N/A
14	Existing Use	PUBLIC RIGHT OF WAY / BEACH ACCESS	Proposed Use:	PUBLIC RIGHT OF WAY / BEACH ACCESS
		ALLOWED	EXISTING	PROPOSED
15	Height			DEFICIENCIES
	Architectural District-New Construction	N/A	N/A	N/A
	Ground Floor Additions	N/A	N/A	N/A
16	Number of Stories	N/A	N/A	N/A
	Architectural District-New Construction	N/A	N/A	N/A
	Ground Floor Additions	N/A	N/A	N/A
17	FAR: 1 Lincoln Road 3.0 + 1671 Collins 2.0	N/A	N/A	N/A
18	Gross Square Footage	N/A	N/A	N/A
19	Square Footage by use	N/A	N/A	N/A
20	Number of Units Residential	N/A	N/A	N/A
21	Number of Units Hotel	N/A	N/A	N/A
22	Number of Seats	N/A	N/A	N/A
23	Occupancy Load	N/A	N/A	N/A
		REQUIRED	EXISTING	PROPOSED
	SETBACKS			DEFICIENCIES
	At-Grade Parking Lot			
24	Front Setback (Collins ave/ West):	N/A	N/A	N/A
25	Side Setback (Interior/ North):	N/A	N/A	N/A
26	Side Setback (Lincoln Rd/ South):	N/A	N/A	N/A
27	Rear Setback (East):	N/A	N/A	N/A
	Subterranean/ Pedestal Oceanfront/ LVL 0-5			
28	Front Setback (Collins ave/ West):	N/A	N/A	N/A
29	Side Setback (Interior/ North):	N/A	N/A	N/A
30	Side Setback (Lincoln Rd/ South):	N/A	N/A	N/A
31	Rear Setback (East):	N/A	N/A	N/A
	Tower Oceanfront*			
32	Front Setback (Collins ave/ West):	N/A	N/A	N/A
33	Side Setback (Interior/ North):	N/A	N/A	N/A
34	Side Setback (Lincoln Rd/ South):	N/A	N/A	N/A
35	Rear Setback (East):	N/A	N/A	N/A
	Detached Additions at 25 FT max height			
36	Front Setback (Collins ave/ West):	N/A	N/A	N/A
37	Side Setback (Interior/ North):	N/A	N/A	N/A
38	Side Setback (Lincoln Rd/ South):	N/A	N/A	N/A
39	Rear Setback (East):	N/A	N/A	N/A
	STREET PARKING	REQUIRED	EXISTING	PROPOSED
40	STREET PARKING			DEFICIENCIES
41	Total # of parking spaces	N/A	2	2
42	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
43	Valet Drop off and pick up	N/A	N/A	N/A
44	Loading zones and Trash collection areas	N/A	COMMERCIAL LOADING	COMMERCIAL LOADING
45	Bike Racks	N/A	N/A	N/A
46	Is this a contributing building?	N/A		
47	Located within a Local Historic District?	N/A		
	Notes: If not applicable write N/A			



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Address
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Email

Consultant:
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Name Naturalifical
Address 6915 Red Road, Suite 224
Tel: Coral Gables, FL 33143
Email: 786.717.6564

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Name KIMLEY HORN
Address 8201 Peters Road
Address Suite 2200
Tel: Plantation, FL, 33324
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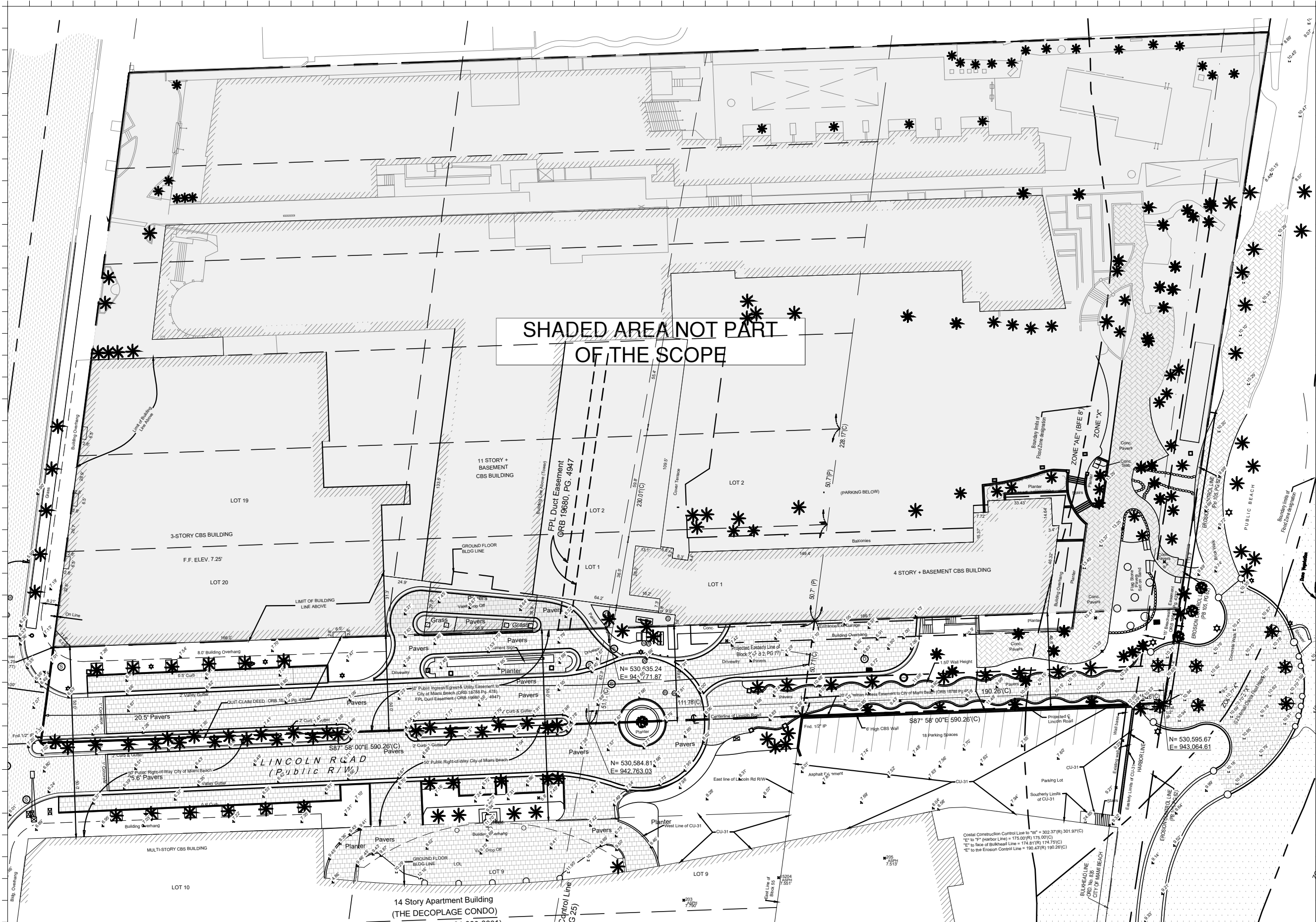
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PROJECT DATA

LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.
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Name
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Name
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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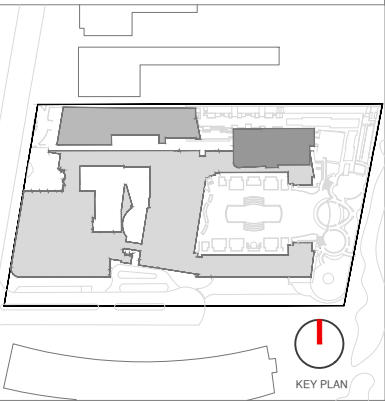
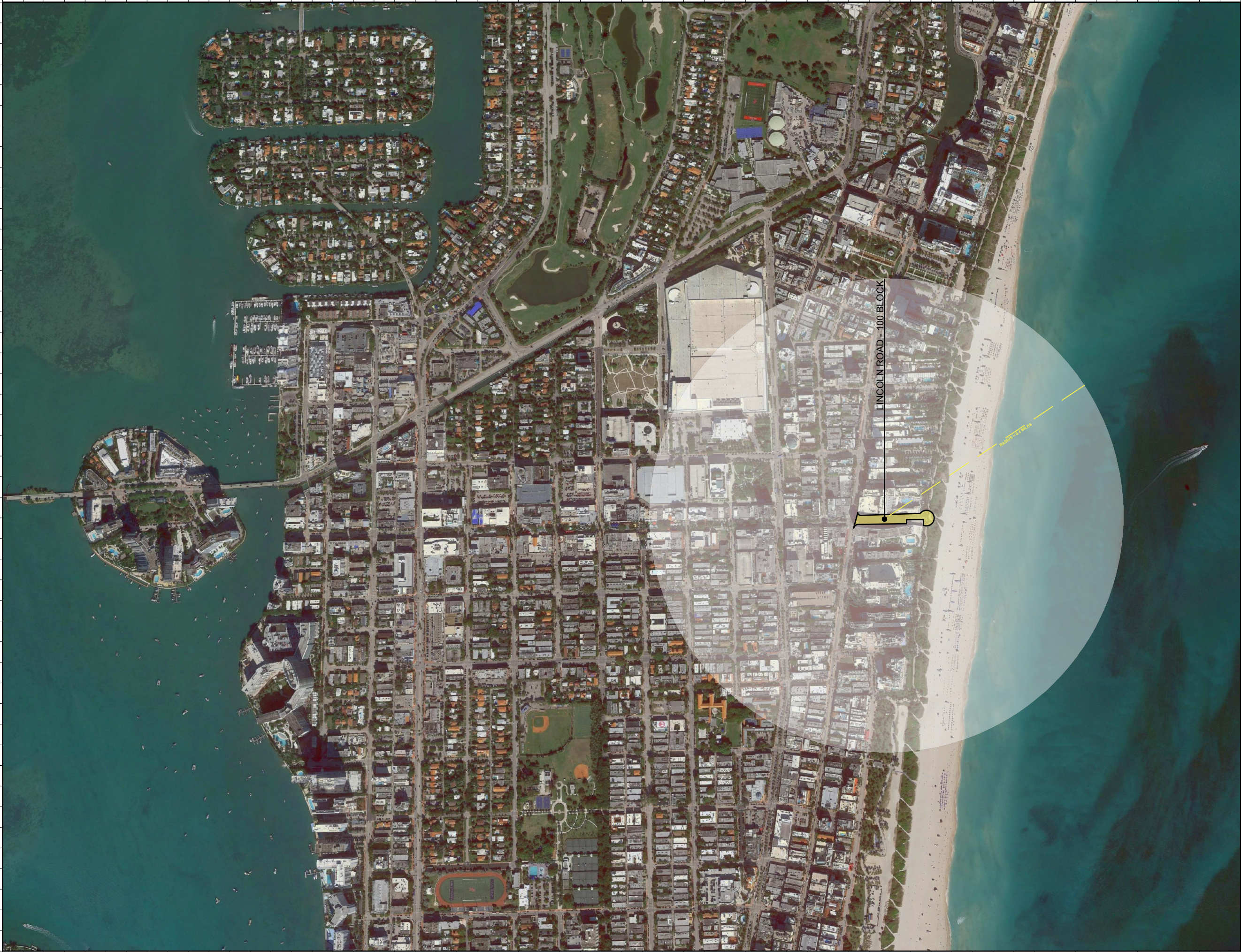
SURVEY

LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.
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1 SURVEY

SCALE: 1" = 50'-0"



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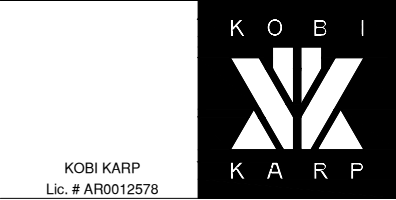
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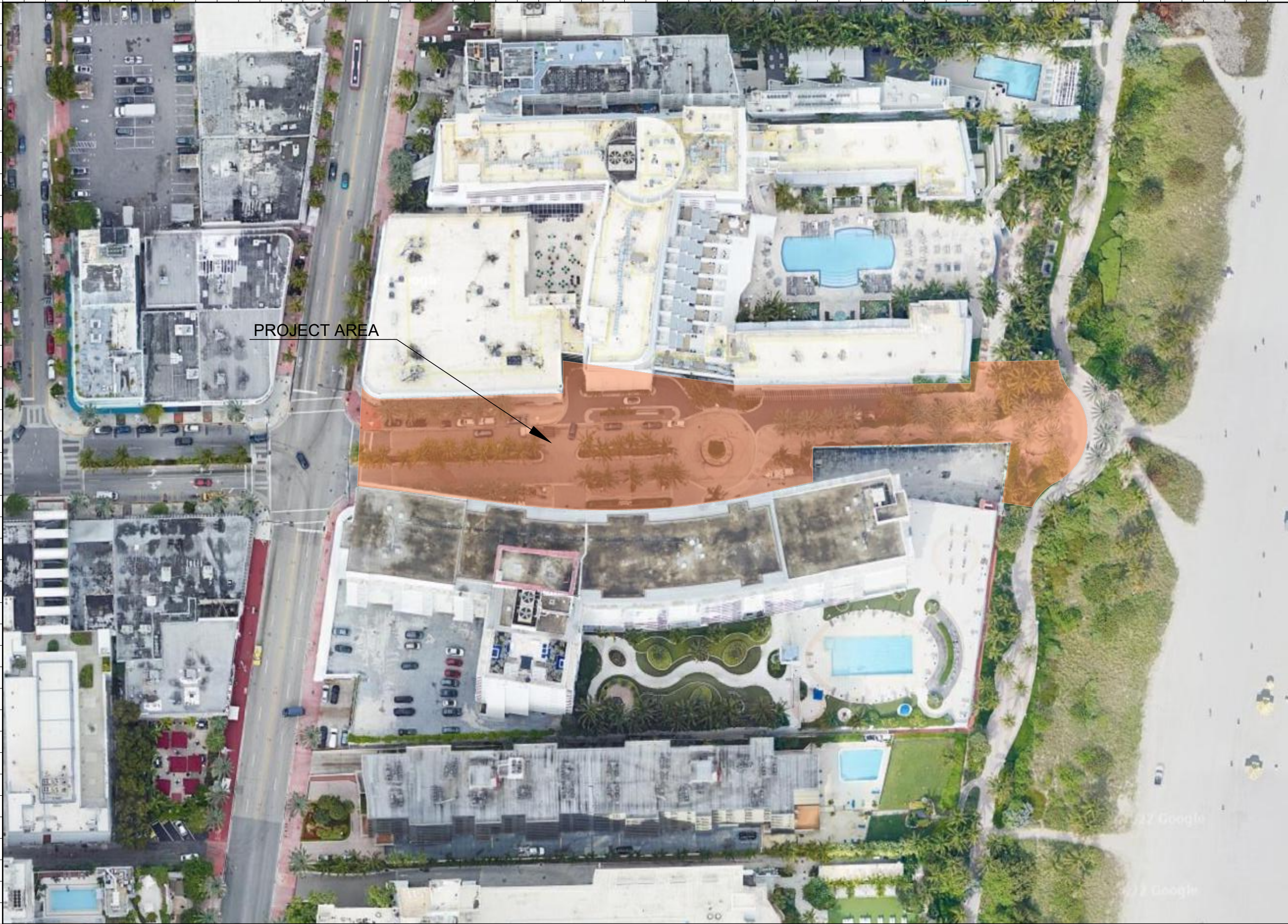
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



LOCATION PLAN/ AERIAL VIEW

LINCOLN ROAD - 100 BLOCK

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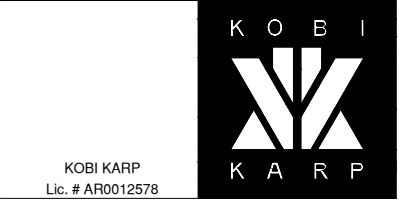
Consultant:
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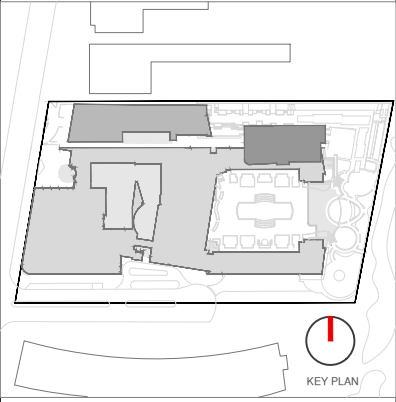
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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LOCATION AERIAL

LINCOLN ROAD - 100 BLOCK

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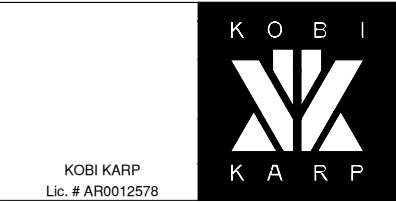
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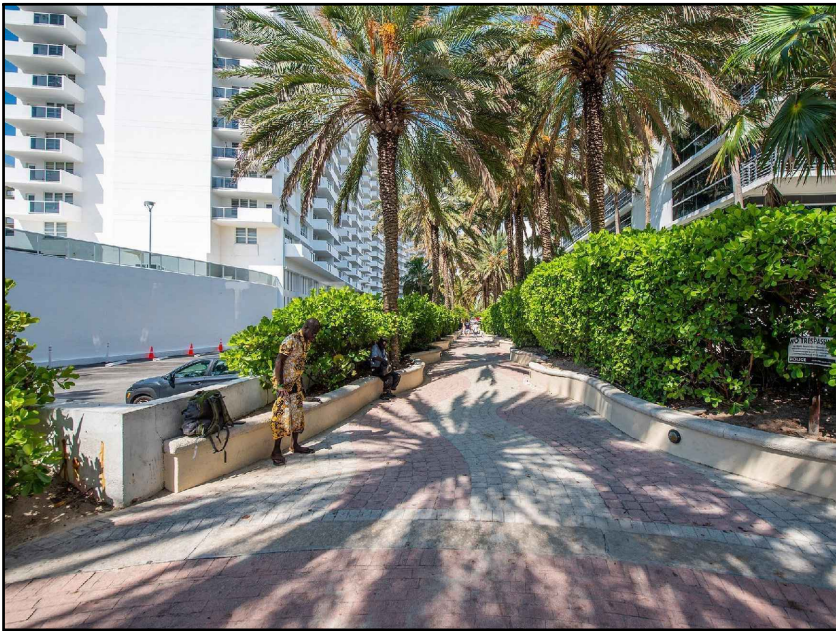


EXISTING IMAGES
LINCOLN ROAD - 100 BLOCK

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1 VIEW FROM BEACH ACCESS



2 BEACH ACCESS EAST SIDE VIEW



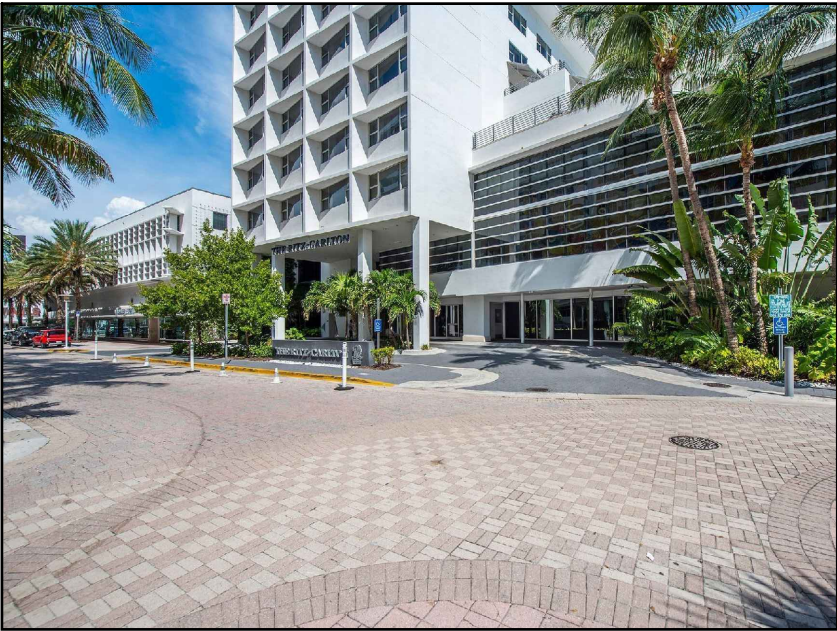
3 BEACH ACCESS WEST SIDE VIEW



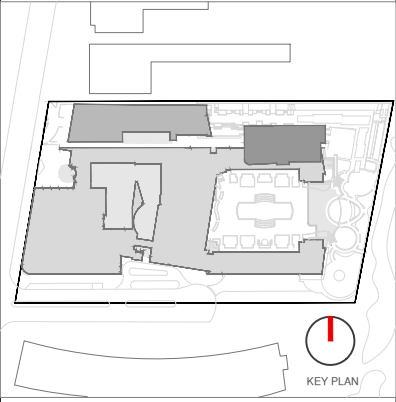
4 VIEW EAST SIDE OF LINCOLN RD



5 VIEW TOWARDS DECO PLAGE



6 VIEW TOWARDS RITZ



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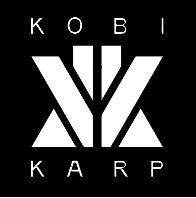
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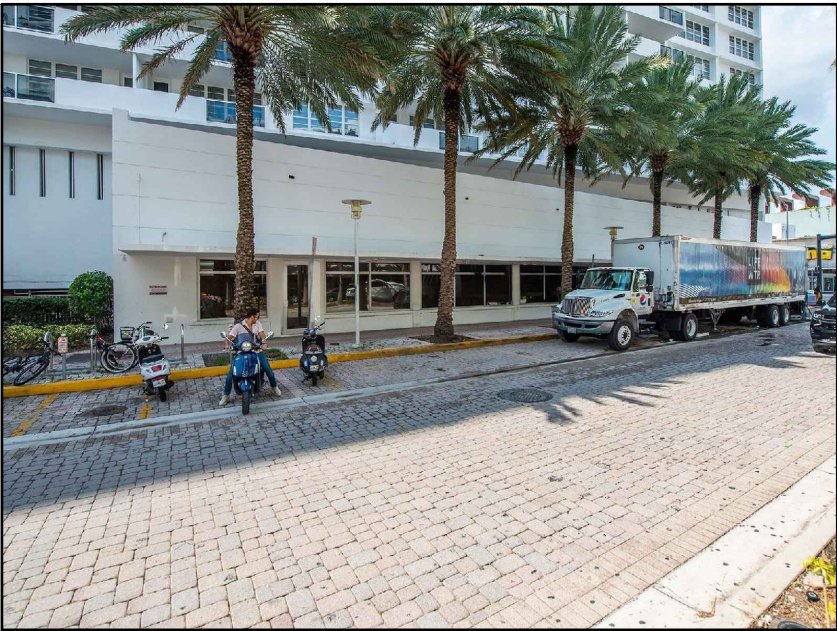
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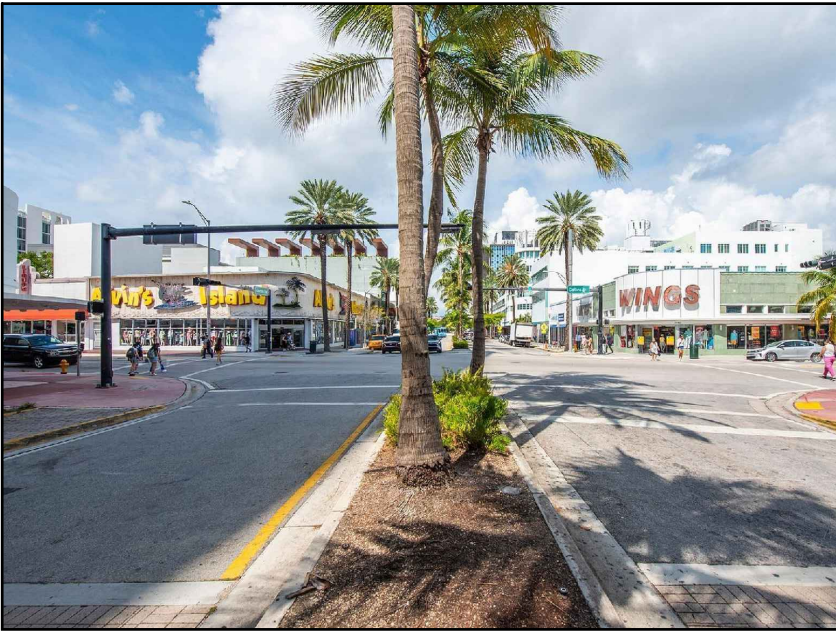
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2 BEACH ACCESS EAST SIDE VIEW



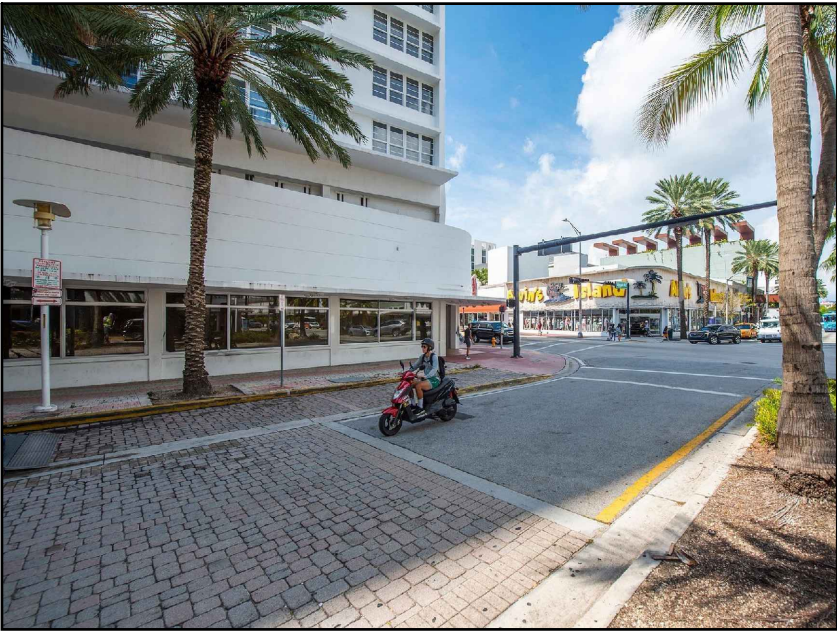
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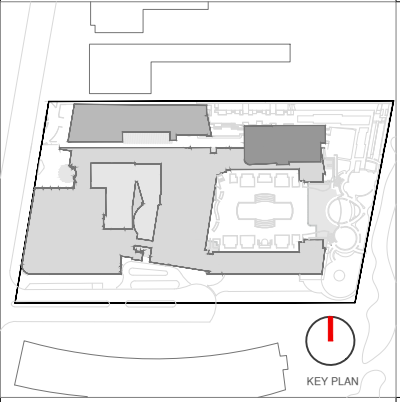
4 VIEW EAST SIDE OF LINCOLN RD



5 VIEW TOWARDS DECO PLAGE



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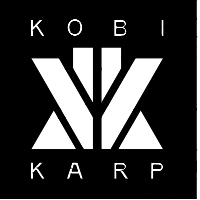
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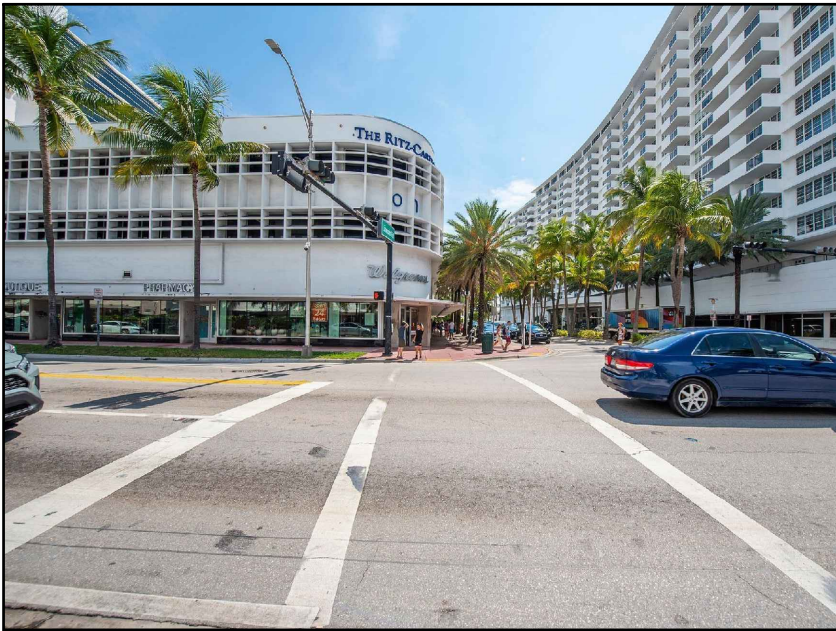
EXISTING IMAGES

LINCOLN ROAD - 100 BLOCK

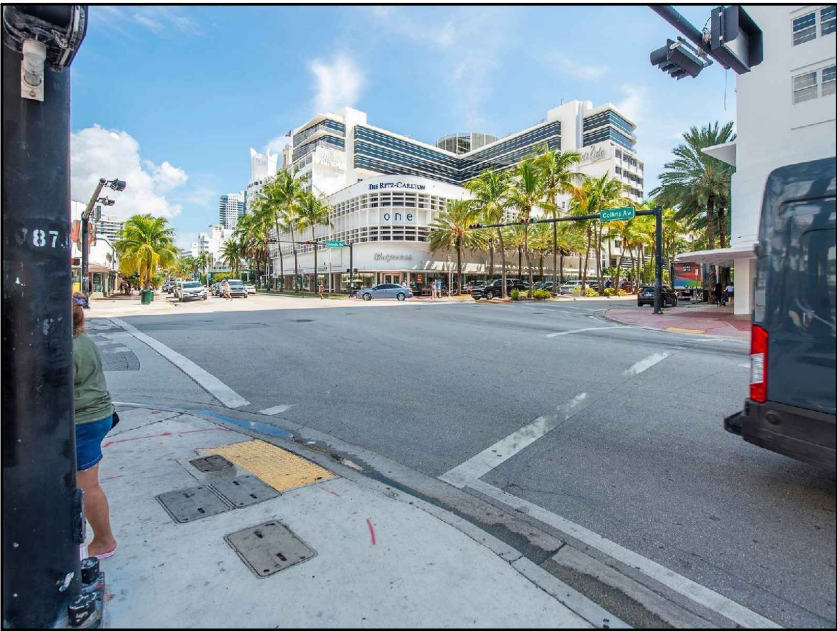
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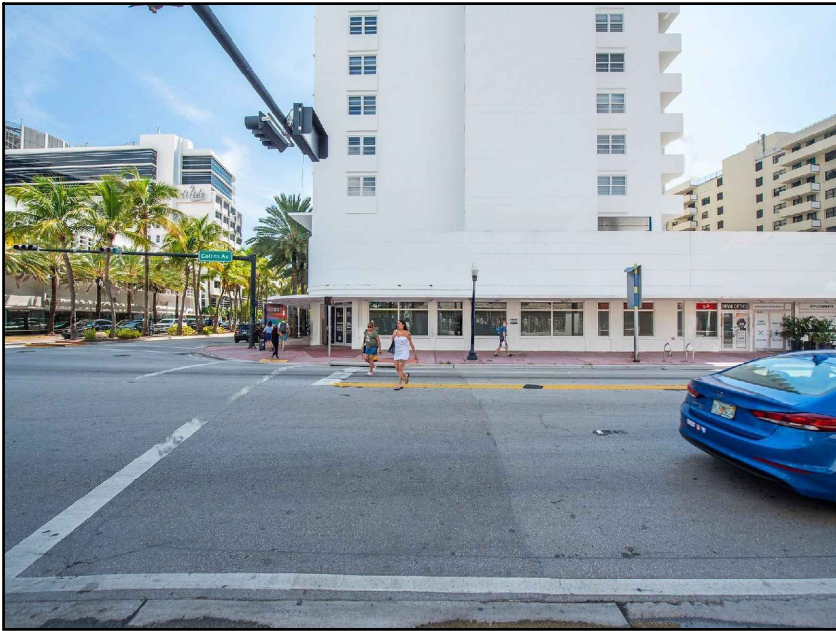
2 BEACH ACCESS EAST SIDE VIEW



3 BEACH ACCESS WEST SIDE VIEW



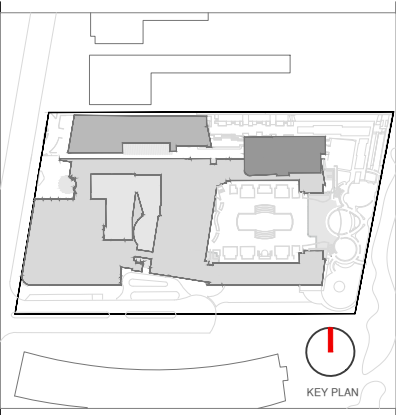
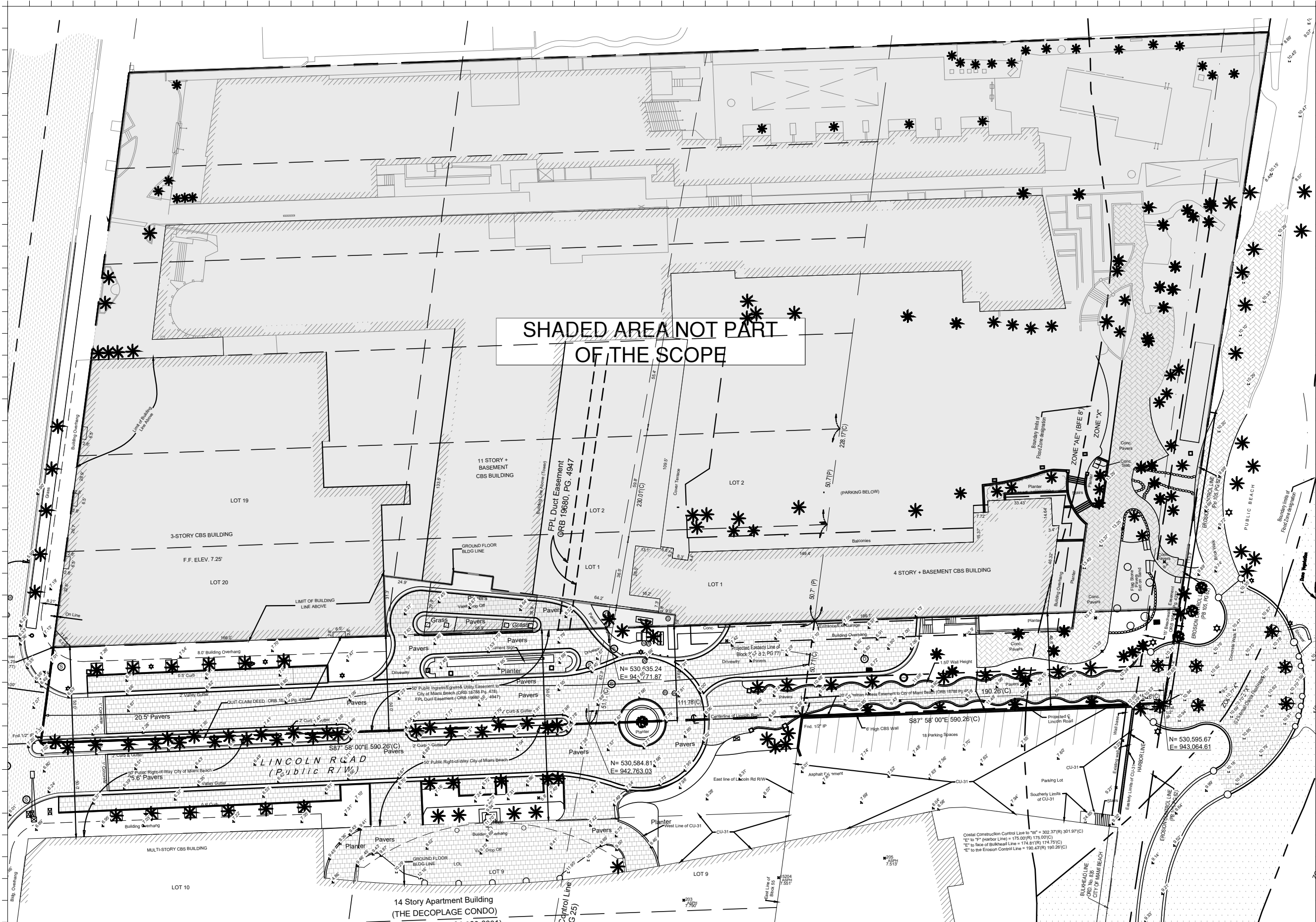
4 VIEW EAST SIDE OF LINCOLN RD



5 VIEW TOWARDS DECO PLAGE



6 VIEW TOWARDS RITZ



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Lic. # AR0012578

KOB I
KARP

EXISTING SITE PLAN

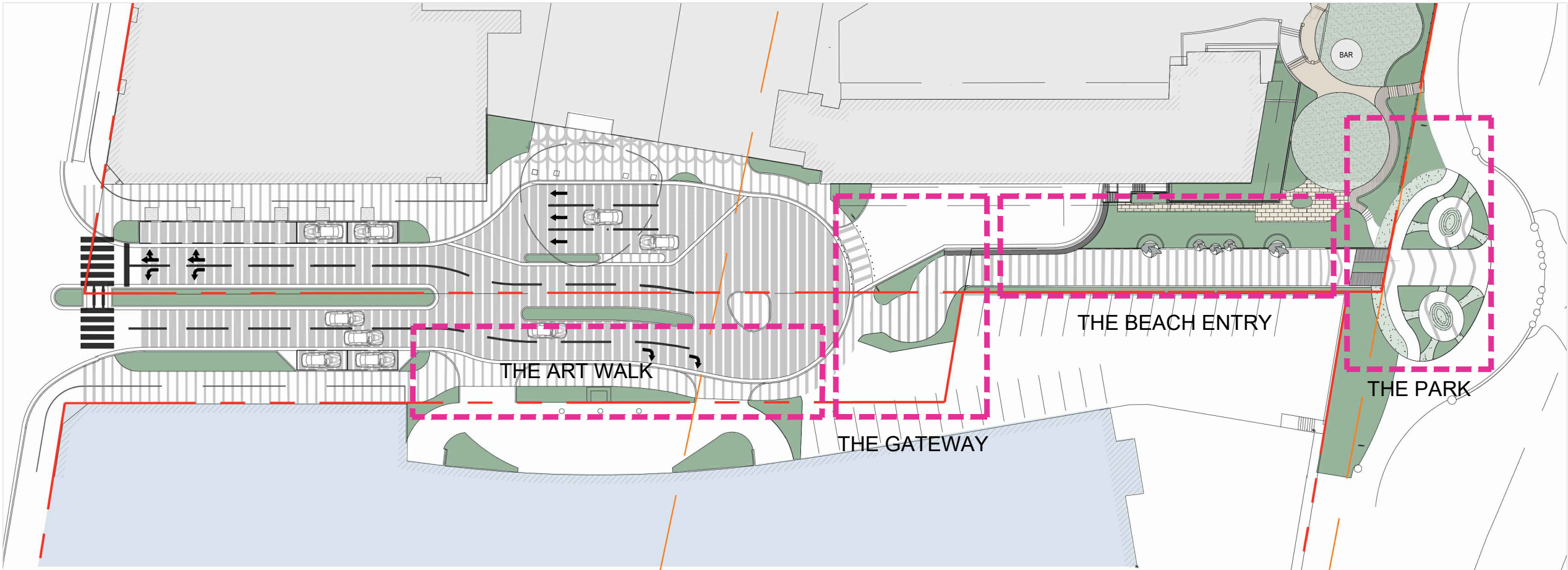
LINCOLN ROAD - 100 BLOCK

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Project	2018	

1 EXISTING SITE PLAN

SCALE: 1" = 50'-0"

100 BLOCK MASTER PLAN



THE PARK

A newly created public amenity by the beach walk providing shade, refreshments, and displays of our historic neighborhood history.

THE GATEWAY/BEACH ENTRY

The Gateway structure will be proposed at a later submittal

THE ARTWALK

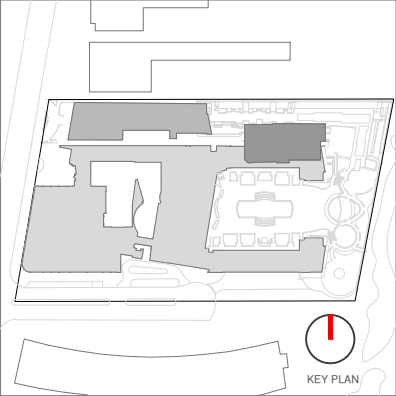
The south sidewalk from Collins Ave. to the beach entrance will

feature notable sidewalk and above ground artwork like an outdoor walking museum linking Lincoln Road's historic relations with the arts and cultural communities.

THE STREET

Revised landscaping, road lanes and medians designed to ease

traffic flow and direct pedestrians away from high traffic and commercial delivery areas.



Rev.	Date	Rev.	Date

HPB- Final Submission

LINCOLN ROAD
100 Block
Miami Beach, FL 33139

Owner:
Name
Address
Address
Tel:
Email

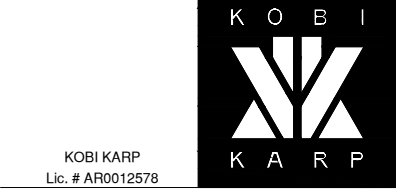
Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name
Address
Address
Tel:
Email

Consultant: CIVIL ENGINEER
Name
Address
Address
Tel:
Email

Consultant: Desimore Consulting Engineering
Name
Address
Address
Tel:
Email

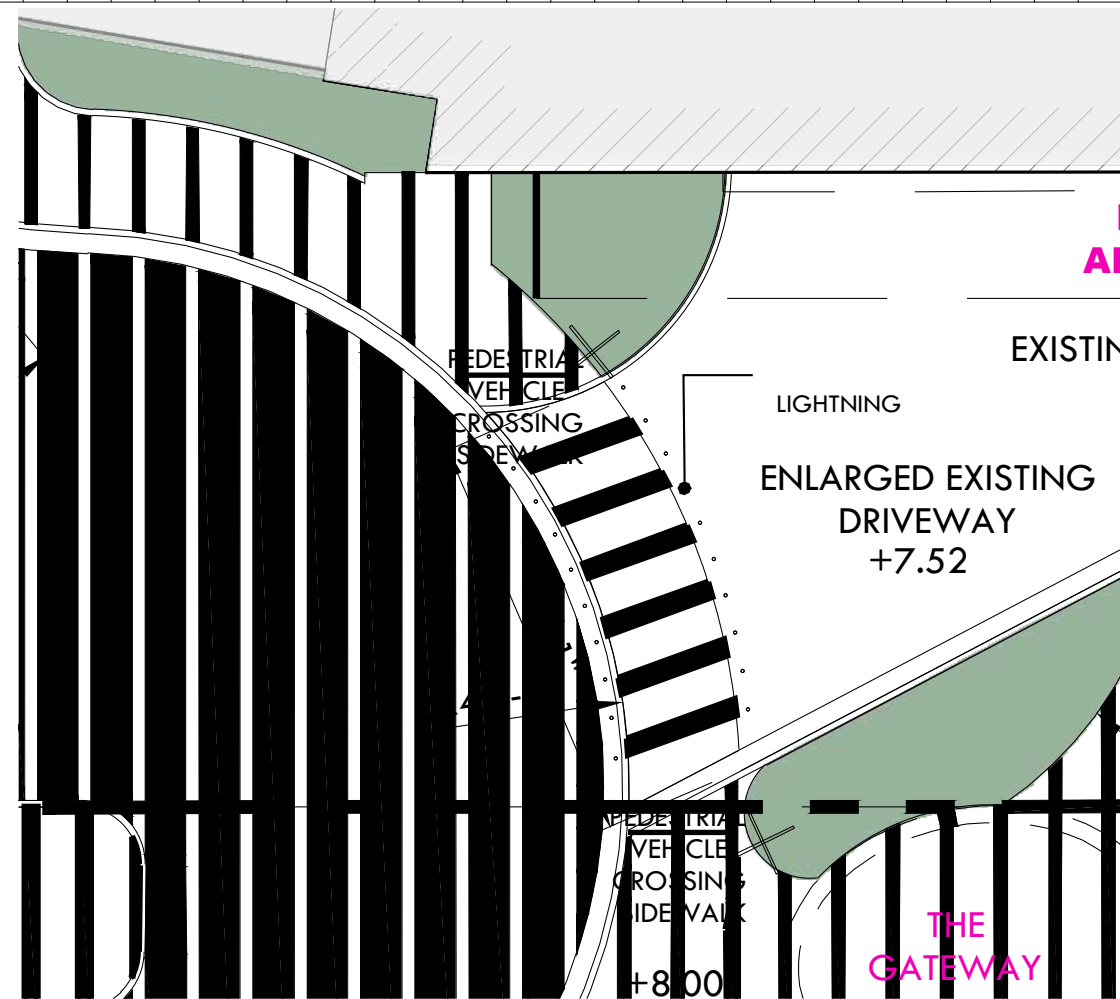
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



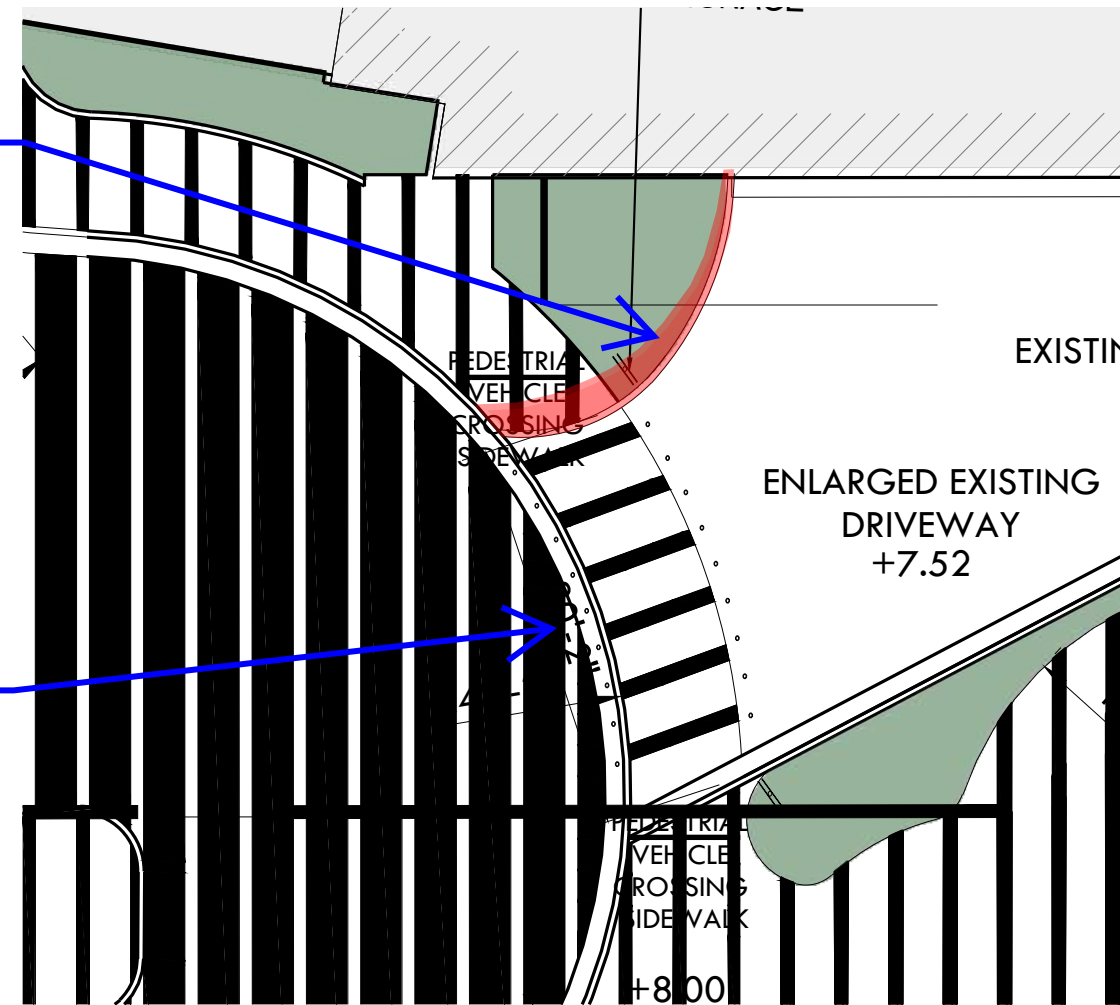
INTENT OF WORK

LINCOLN ROAD - 100 BLOCK

Date	11-13-2023	Sheet No.
Scale	AS SHOWN	A1.01
Project	2018	



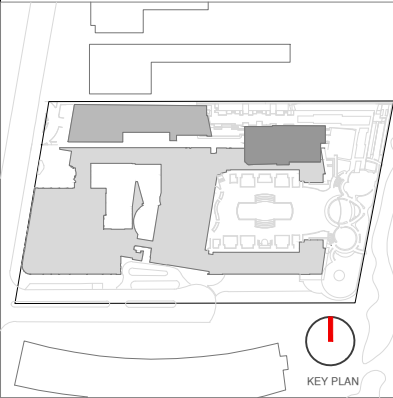
ORIGINAL SUBMITTAL PLAN
32'-1" LOADING DRIVEWAY
WITH PAVEMENT LIGHTING
AND PEDESTRIAN WARNING SIGNS



REVISED SUBMITTAL PLAN
REDUCED 30'-2" LOADING
DRIVEWAY WITH PAVEMENT
LIGHTING AND PEDESTRIAN
WARNING SIGNS

ENLARGED
PLANTER WITH
PEDESTRIAN
WARNING SIGNS

REDUCED DRIVER
WIDTH TO 30'-2"



Rev.	Date	Rev.	Date

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LINCOLN ROAD
 100 Block
 Miami Beach, FL 33139

Owner:
 Name
 Address
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 Tel:
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Consultant:
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 Email

Consultant: LANDSCAPE ARCHITECT
 Name
 Address
 Address
 Tel:
 Email

Consultant: CIVIL ENGINEER
 Name
 Address
 Address
 Tel:
 Email

Consultant:
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 Address
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 Tel:
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 571 NW 28TH ST
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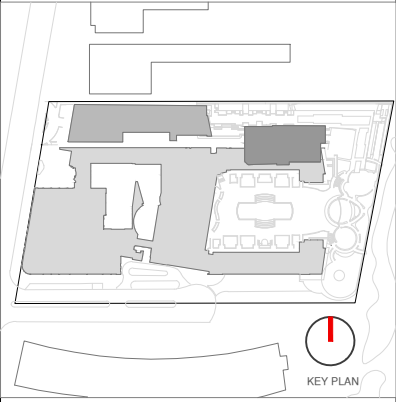
Date	11-13-2023	Sheet No.
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ORIGINAL ART WALL DESIGN
BIOMIMICRY CORAL INSPIRED WALL



REVISED ART WALL DESIGN
ART DECO GEOMETRIC INSPIRED
QUARTZITE ART WALL



Rev.	Date	Rev.	Date

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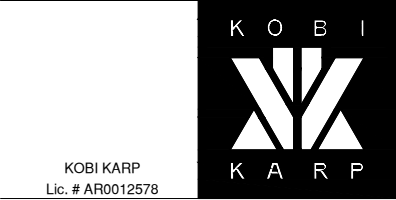
Consultant:
Name
Address
Address
Tel:
Email

Consultant: LANDSCAPE ARCHITECT
Name
Naturalistic:
Address 6915 Red Road, Suite 224
Address Coral Gables, FL 33143
Tel: 786.717.8564
Email

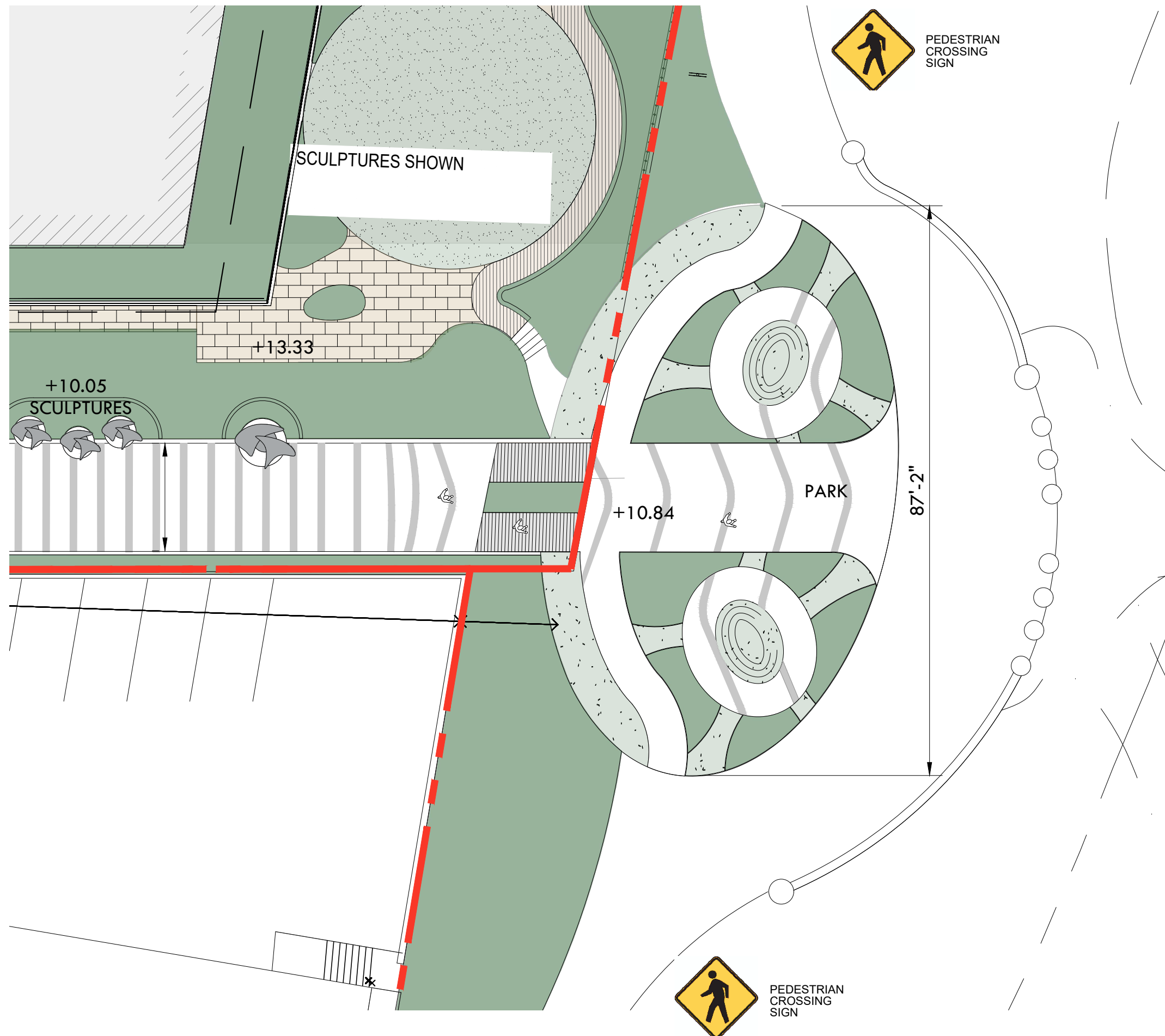
Consultant: CIVIL ENGINEER
Name
Address KIMLEY HORN
Address 8201 Peters Road
Address Suite 2200
Tel: Plantation, FL, 33324
Email 954.535.5144

Consultant:
Name Desimore Consulting Engineering
Address 800 Brickell Avenue, 6th Floor
Address Miami, FL 33131
Tel: 305.441.0755
Email

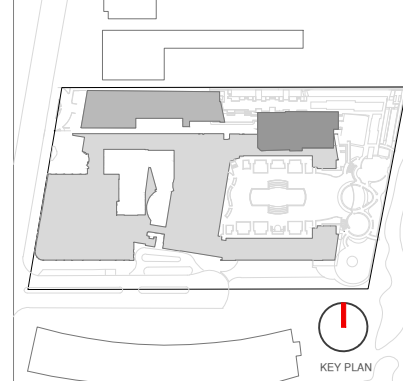
Architect:
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571 NW 28TH ST
Miami, Florida 33137 USA
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ADDED PEDESTRIAN CROSSWALK SIGNS AT BEACH WALK FOR SAFETY



Rev.	Date	Rev.	Date

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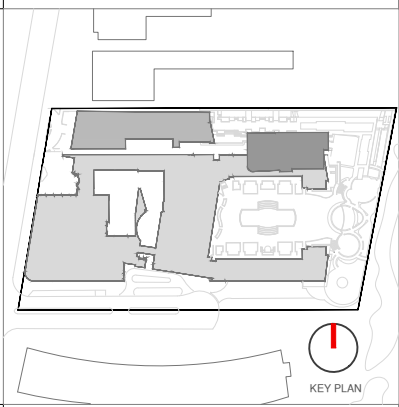
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100 BLOCK PARK COMPONENT



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Name: Naturalifical
Address: 6915 Red Road, Suite 224
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Lic. # AR0012578

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LINCOLN ROAD - 100 BLOCK

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