



455 LINCOLN ROAD, MIAMI BEACH, FL 33139

FIRST SUBMITTAL PB22-0553  
SEPTEMBER 6, 2022



OWNER:  
LINCOLN DREXEL LTD AND  
LINCOLN DREXEL LTD  
3621 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

| DRAWING INDEX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                             | PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LOCATION MAP |
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| G-00 COVER<br>SURVEY<br>G-01 ZONING LEGEND<br>G-02 CONTEXTUAL PHOTOGRAPHS<br>G-03 CONTEXTUAL PHOTOGRAPHS<br>G-04 EXISTING & PROPOSED RENDERNING<br>G-05 LOCATION MAP<br>A-100 EXISTING SITE PLAN<br>A-101 EXISTING GROUND FLOOR PLAN<br>A-102 EXISTING SECOND FLOOR PLAN<br>A-103 EXISTING THIRD FLOOR PLAN<br>A-104 EXISTING ROOF FLOOR PLAN<br>A-105 PROPOSED SITE PLAN<br>A-106 PROPOSED GROUND FLOOR PLAN<br>A-107 PROPOSED MEZZANINE FLOOR PLAN<br>A-108 PROPOSED THIRD FLOOR PLAN<br>A-109 PROPOSED ROOF FLOOR PLAN<br>A-109.1 PROPOSED ROOF-LIGHTING PLAN | A-110 EXISTING ELEVATIONS<br>A-111 PROPOSED ELEVATIONS<br>A-112 VIEW ANGLES<br>A-113 PROPOSED SECTION<br>A-114 PROPOSED CANOPY<br>A-114A PROPOSED CANOPY- 3D VIEW<br>A-114B PROPOSED CANOPY- 3D VIEW<br>A-115 INTERIOR ELEVATIONS<br>A-116 INTERIOR ELEVATIONS<br>A-117 INTERIOR ELEVATIONS<br>A-118 INTERIOR RENDERINGS (VOIDED)<br>A-119 EXTERIOR RENDERINGS<br>A-120 INTERIOR RENDERINGS | PROPERTY ADDRESS:<br>455 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33139<br><br>LEGAL DESCRIPTION:<br>LOT 1, BLOCK 3, OF LINCOLN ROAD SUBDIVISION, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY.<br><br>ZONING DISTRICT DESIGNATION: CITY OF MIAMI BEACH CD-3<br><br>LOT AREA: 4,890 S.F.<br><br>SCOPE OF WORK: LEVEL 3 OF ALTERATION. (SECTION 504, FBCE 2017)<br>1. INTERIOR MODIFICATIONS FOR NEW RESTAURANT.<br>2. MODIFICATION OF EXISTING ELECTRICAL SERVICES.<br>3. INTERIOR CONSTRUCTION OF NEW KITCHEN.<br><br>CLASSIFICATION OF REHABILITATION: PERSUANT TO NFPA 101 CHAPTER 43.1.1, THE PROPOSED PROJECT IS CLASSIFIED AS FOLLOWS:<br>(3) MODIFICATION. |              |

**FORMGROUP**  
architecture . planning

FORM GROUP, INC.,  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FAX: 305.443.4248  
ARCHITECT OF RECORD/OWNER'S ARCHITECT  
REGISTERED

PROJECT NO:  
18-1057  
DATE:  
DECEMBER 2, 2019  
SCALE:  
AS SHOWN  
TITLE:  
COVER  
DRAWING NO.:  
**G-00**

| 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                         | 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                     | N/A                       | 342                       |              |
| 18 Occupancy load:                   | N/A                     | 388                       | 413                       |              |
| 19 Density (per Comprehensive Plan): | N/A                     | 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<br>(Provide a separate chart for a<br>breakdown calculation):   | N/A       | N/A                                                                     | N/A                                                                     |              |
| 43 | Number of parking spaces per level<br>(Provide a separate chart for a<br>breakdown calculation): | N/A       | N/A                                                                     | N/A                                                                     |              |
| 44 | Parking Space Dimensions:                                                                        | N/A       | N/A                                                                     | N/A                                                                     |              |
| 45 | Parking Space configuration<br>(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<br>Number of racks:                                     | N/A       | N/A                                                                     | NA                                                                      |              |
| 53 | Long-Term Bicycle Parking, location and<br>Number of racks:                                      | N/A       | N/A                                                                     | N/A                                                                     |              |
|    | Restaurants, Cafes, Bars, Lounges,<br>Nightclubs                                                 | Required  | Existing<br>ASSEMBLY                                                    | Proposed<br>ASSEMBLY                                                    | Deficiencies |
| 54 | Type of use:                                                                                     | N/A       |                                                                         |                                                                         |              |
| 55 | Number of seats located outside on<br>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<br>a separate chart for a breakdown<br>calculation):    | N/A       |                                                                         | GROUND LEVEL: 104<br>EXTERIOR: 54<br>THIRD LEVEL: 119<br>ROOF LEVEL: 65 | 1            |
| 59 | Total occupant content:                                                                          | N/A       | 388                                                                     | 489                                                                     |              |
| 60 | Occupant content per venue (Provide a<br>separate chart for a breakdown<br>calculation):         | N/A       | GROUND LEVEL: 235<br>MEZZANINE: 66<br>THIRD LEVEL: 37<br>ROOF LEVEL: 50 | GROUND LEVEL: 234<br>MEZZANINE: 8<br>THIRD LEVEL: 168<br>ROOF LEVEL: 79 |              |
| 61 | Proposed hours of operation:                                                                     |           | N/A                                                                     |                                                                         |              |
| 62 | Is this an NIE? (Neighborhood Impact<br>Establishment, see CMB 141-1361):                        |           |                                                                         |                                                                         |              |
| 63 | Is dancing and/or entertainment<br>proposed? (see CMB 141-1361):                                 |           | Yes                                                                     |                                                                         |              |
| 64 | Is this a contributing building?:                                                                |           | N/A                                                                     |                                                                         |              |
| 65 | Located within a Local Historic District?:                                                       |           | Yes                                                                     |                                                                         |              |



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

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**ARCHITECT:**  
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PLANNING SUBMITTAL 9-2-22  
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PLANNING SUBMITTAL 9-26-22

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[www.formgroup.com](http://www.formgroup.com)

PROJECT NO. 19-1007 TITLE: ZONING LEGEND  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN DRAWING NO.: 001

G-01



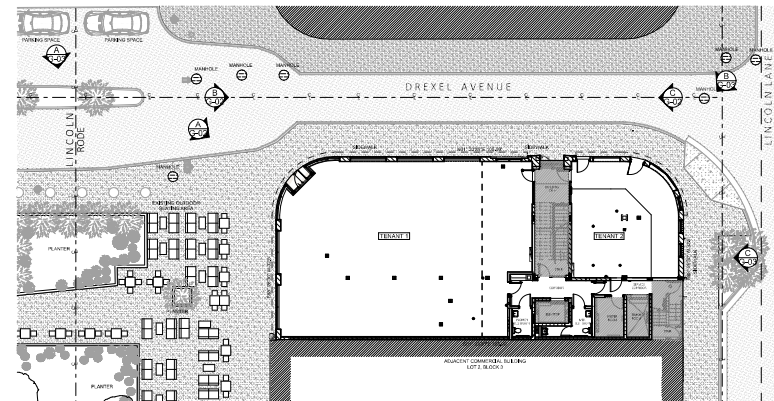
**(B)** STREET VIEW-DREXEL AVE  
NOT TO SCALE



**(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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ARCHITECT OF RECORD: CARNE DE RES, AIA  
REGISTERED

PROJECT NO.: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN  
DRAWING NO.: G-02

1



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

1

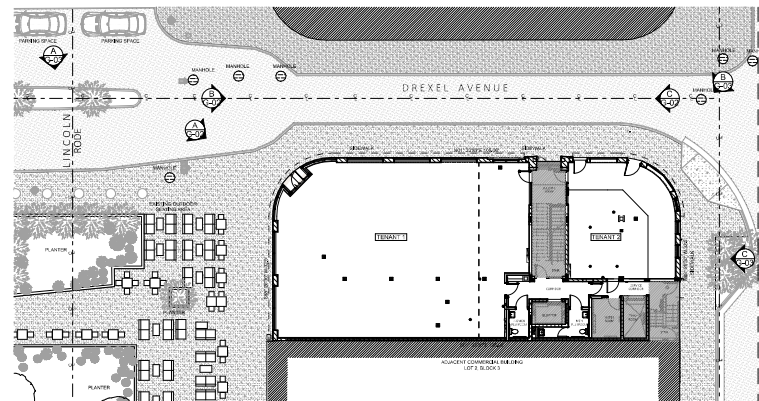


**A** PROPOSED ROOF TERRACE PLAN  
SCALE: 1:8.50

1



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



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



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LINCOLN DREXEL LTD  
3621 ALTON ROAD #463  
MIAMI BEACH, FL 33140

**DEVELOPER:**

**ARCHITECT:**  
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ARCHITECT OF RECORD: CARNE DE RES, LLC  
REGISTERED

PROJECT NO.: 19-1057  
DATE: DECEMBER 2, 2019  
SCALE: AS SHOWN

FILE: CONTEXTUAL  
PHOTOGRAPH

DRAWING NO.: G-03