



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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FORM GROUP, INC.
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305.443.4244
ARCHITECT OF RECORD, MIAMI BEACH, FL
33139

PROJECT NO: 18-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
FILE: 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	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
Subterranean:				
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	
At Grade Parking:				
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	
Pedestal:				
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	
Tower:				
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	
Restaurants, Cafes, Bars, Lounges, Nightclubs		Required	Existing ASSEMBLY	Proposed ASSEMBLY	Deficiencies
54	Type of use:	N/A			
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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LINCOLN DREXEL II, LTD
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ARCHITECT OF RECORD, CIVIL ENGINEER, AND
INTERIOR DESIGNER

PROJECT NO.: 18-1057 TITLE: ZONING LEGEND
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN DRAWING NO.: G-01



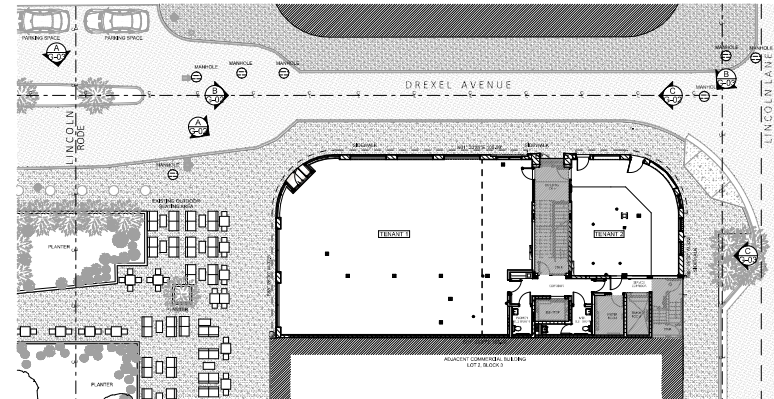
(B) STREET VIEW-DREXEL AVE
NOT TO SCALE



(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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4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155
TEL: 305-443-4244 FAX: 305-443-4245
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

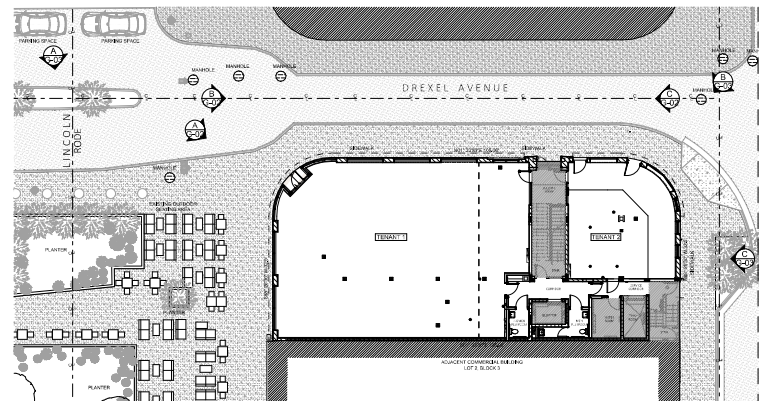


A PROPOSED ROOF TERRACE PLAN
SCALE: 1:8.50

1



C STREET VIEW - LINCOLN LANE
NOT TO SCALE



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



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PROJECT NO: 19-1057
DATE: DECEMBER 2, 2019
SCALE: AS SHOWN
TITLE: CONTEXTUAL PHOTOGRAPH
DRAWING NO: G-03