

**NEW APPLICATIONS 5**

# MIAMIBEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: September 9, 2025  
TITLE: PB25-0763. 1600 WASHINGTON AVE

**PROPERTY**

1600 Washington Ave

**FILE NO.**

PB25-0763

**APPLICANT**

420 Lincoln Road Development, LLC.

**IN RE:**

An application has been filed requesting a Conditional Use approval for a Neighborhood Impact Structure, for the construction of a new 15-story mixed-use building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and 7.2.12 of the Miami Beach Resiliency Code.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No