

# MIAMI BEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: September 16, 2025  
TITLE: HPB25-0656, 1600 WASHINGTON AVENUE, 425 16TH STREET AND 1601 DREXEL AVENUE.

#### **PROPERTY**

1600 Washington Avenue, 425 16th Street and 1601 Drexel Avenue

#### **FILE NO.**

HPB25-0656

#### **APPLICANT**

420 Lincoln Road Development LLC

#### **IN RE:**

An application has been filed requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new mixed-use building.

#### **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