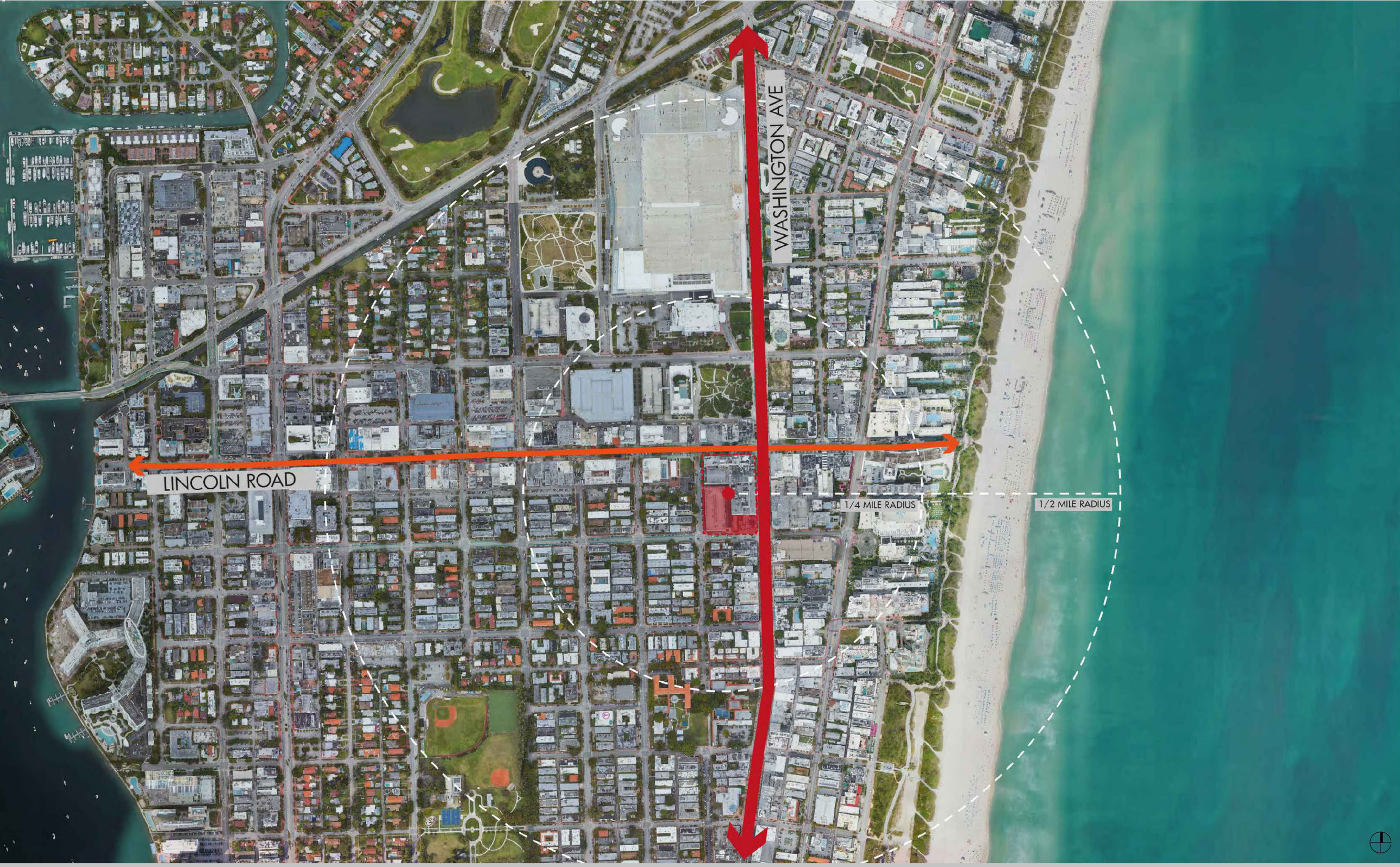


HISTORIC PRESERVATION BOARD 10.21.2025
FILE NUMBER: HPB25-0656

THE SITE


WASHINGTON AVE
LINCOLN ROAD
1/4 MILE RADIUS
1/2 MILE RADIUS

MIAMI BEACH'S HISTORIC AND CURRENT URBAN CORE


BEACH
THEATRE




BEACH
THEATRE
Elegant Lady









View east on Lincoln Road toward the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building), 1950s.



Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) Lincoln Road Mall corner of Washington & Lincoln



Lincoln Road Mall fronting the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) in 1962









1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

407 LINCOLN ROAD OFFICE TOWER
(**Approx.186 FT. in height**)



1601 WASHINGTON AVE
(**Approx.124 FT. in height**)

420 LINCOLN RD.
(**Approx.107 FT. in height**)

1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

407 LINCOLN ROAD OFFICE TOWER
(**Approx.186 FT. in height**)



1600 WASHINGTON AVE & 425 16th STREET
EXISTING BUILDINGS TO BE DEMOLISHED

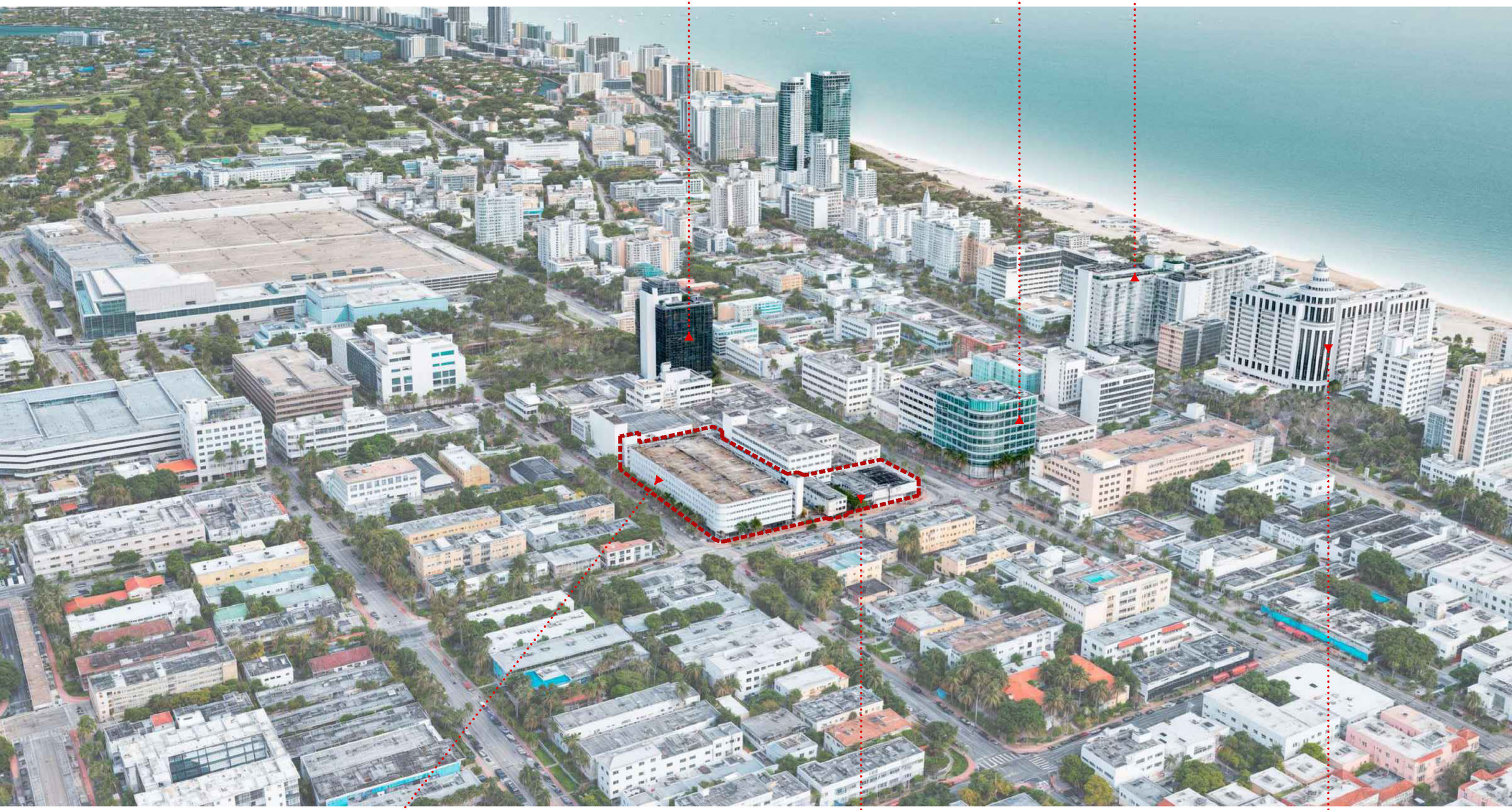
420 LINCOLN RD.
(**Approx.107 FT. in height**)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

100 LINCOLN RD. DECOPLAGE
(Approx.183 FT. in height)



1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

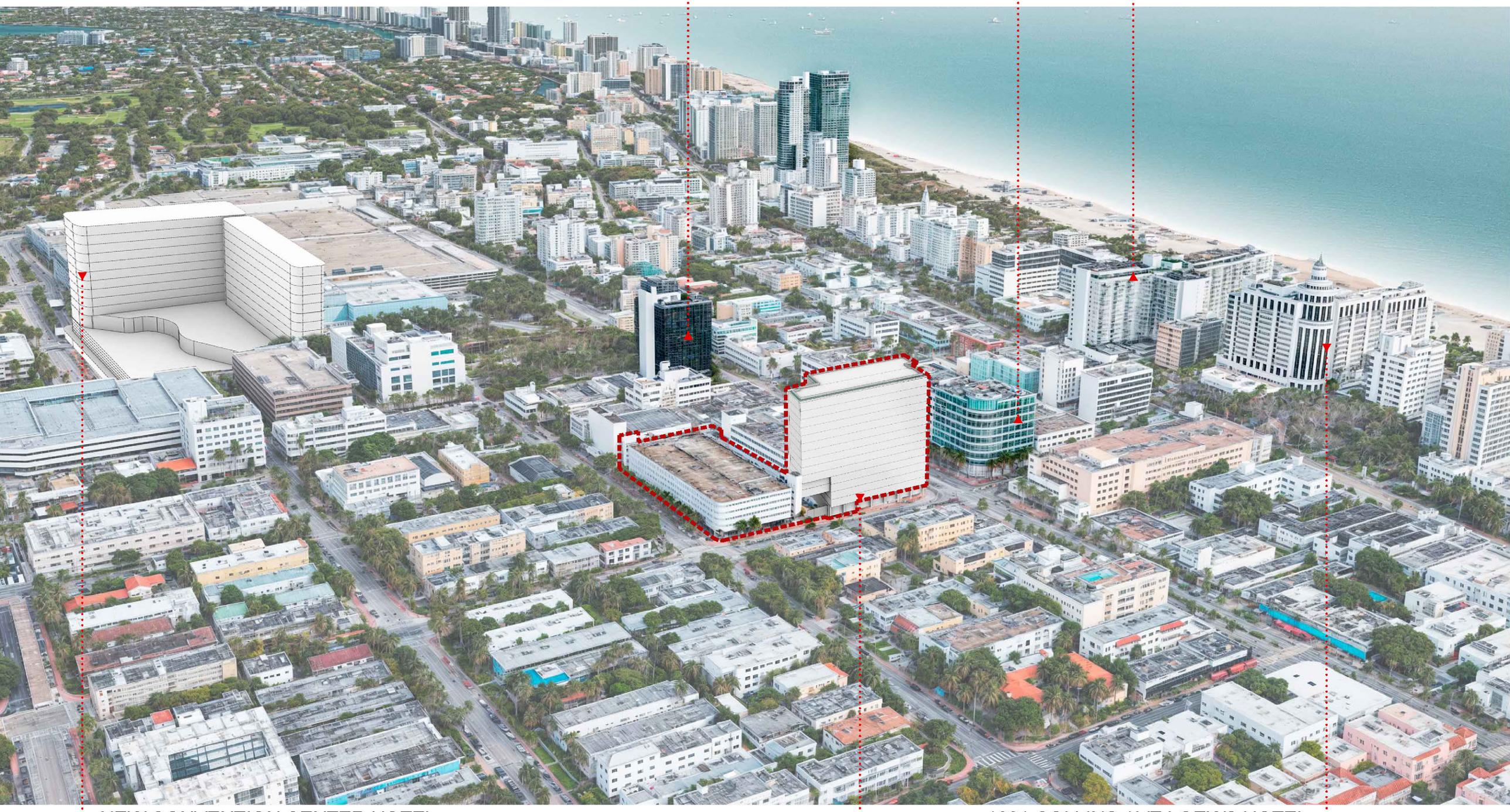
1600 WASHINGTON AVE & 425 16th STREET
EXISTING BUILDINGS TO BE DEMOLISHED

1601 COLLINS AVE LOEWS HOTEL
(Approx.272 FT. in height)

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

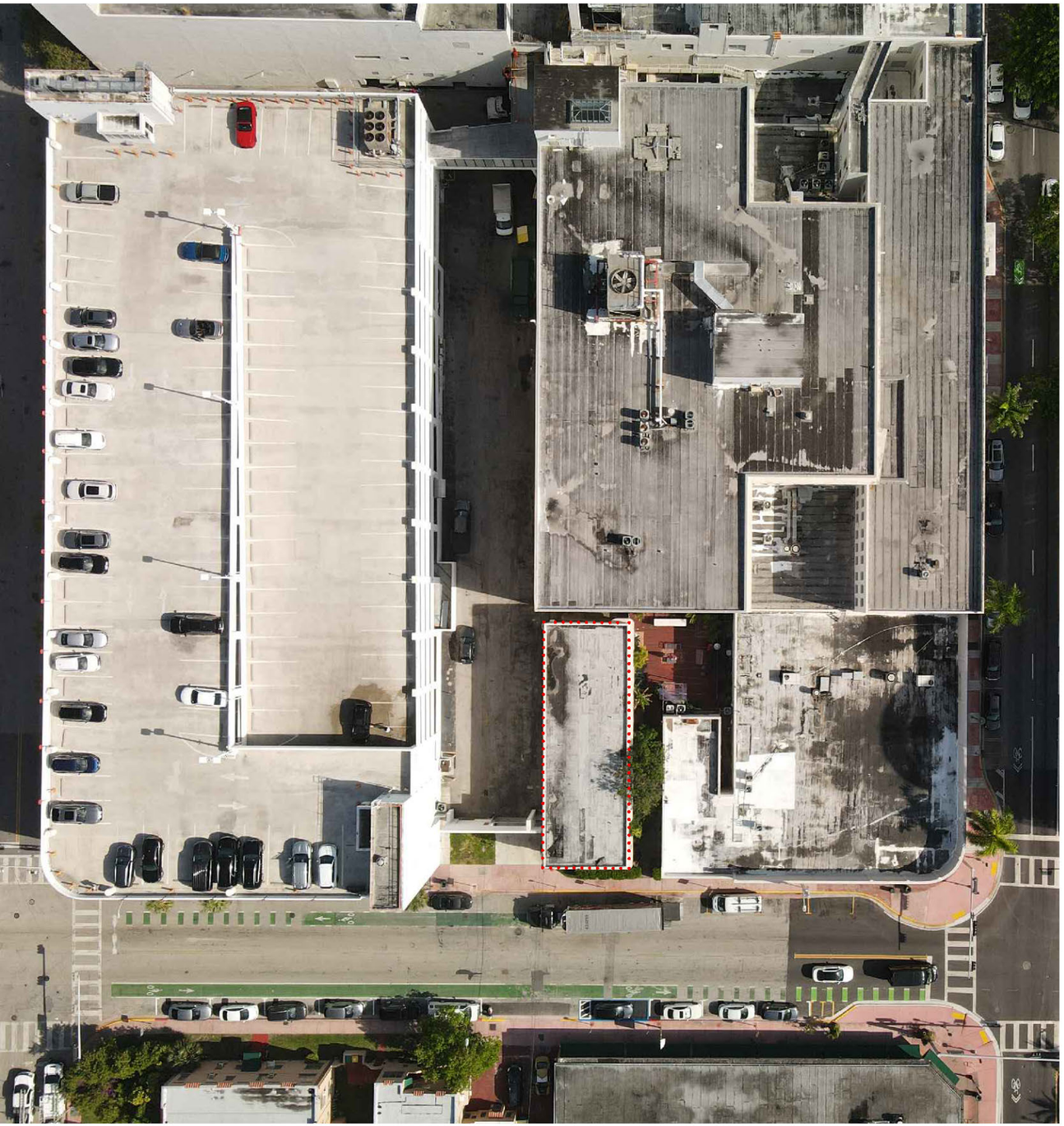
100 LINCOLN RD. DECOPLAGE
(Approx.183 FT. in height)



NEW CONVENTION CENTER HOTEL
(185 FT. in height) UNDER CONSTRUCTION

1600 WASHINGTON AVE
PROPOSED **15 STORY** BUILDING

1601 COLLINS AVE LOEWS HOTEL
(Approx.272 FT. in height)



EXISTING BUILDING STRUCTURAL AND SAFETY CONCERNS

CURRENTLY, THE ELEVATION OF THE BUILDING IS BELOW FLOODS LEVEL (6.87’ NGVD). PURSUANT TO FEMA, IF THE COST OF THE RENOVATIONS EXCEEDS 50% OF THE VALUE OF THE STRUCTURE WITHOUT THE LAND, THE STRUCTURE HAS TO BE ELEVATED TO MEET CURRENT FLOOD REQUIREMENTS. **THE FOUNDATIONS OF THE STRUCTURE CANNOT ENDURE THE ELEVATION PROCESS, AND WILL FAIL DURING THE PROCESS.** THEREFORE, RAISING THE HOUSE UP TO NEEDED ELEVATIONS FOR COMPLIANCE IS NOT FEASIBLE.

IN ORDER TO RAISE THE STRUCTURE, SCAFFOLDING AND TEMPORARY FRAMING WILL BE INSTALLED UNDER THE FOUNDATION TO JACK UP THE STRUCTURE. **THE FOUNDATION OF THE HOUSE IS WEAK ENOUGH TO CRUMBLE UNDER SUCH LOADS DURING THE JACKING PROCESS, DUE TO THE FOOTER BEING ON SHALLOW FOUNDATION.** HENCE IN ORDER TO RAISE THE STRUCTURE A COMPLETE FOUNDATION REHABILITATION AND REDESIGN NEED TO OCCUR TO SUSTAIN THE JACKING LOADS.

ALL THE MAIN STRUCTURAL MEMBERS OF THE STRUCTURE ARE COMPROMISED, AND NEED TO BE DEMOLISHED AND REPLACED. HENCE, WE RECOMMEND THE DEMOLITION OF THE STRUCTURE.

THE IMAGE



1601 WASHINGTON AVE
EXISTING 8 STORY BUILDING



407 LINCOLN ROAD
EXISTING 13 STORY BUILDING



1600 COLLINS AVE,
EXISTING 10 STORY TOWER



NEW WORLD SYMPHONY
EXISTING 6 STORY BUILDING



1000 VENETIAN WAY
EXISTING 22 STORY BUILDING





350 LINCOLN ROAD
EXISTING 5 STORY BUILDING





1701 COLLINS AVENUE
EXISTING 13 STORY BUILDING





1800 COLLINS AVENUE
EXISTING 19 STORY BUILDING





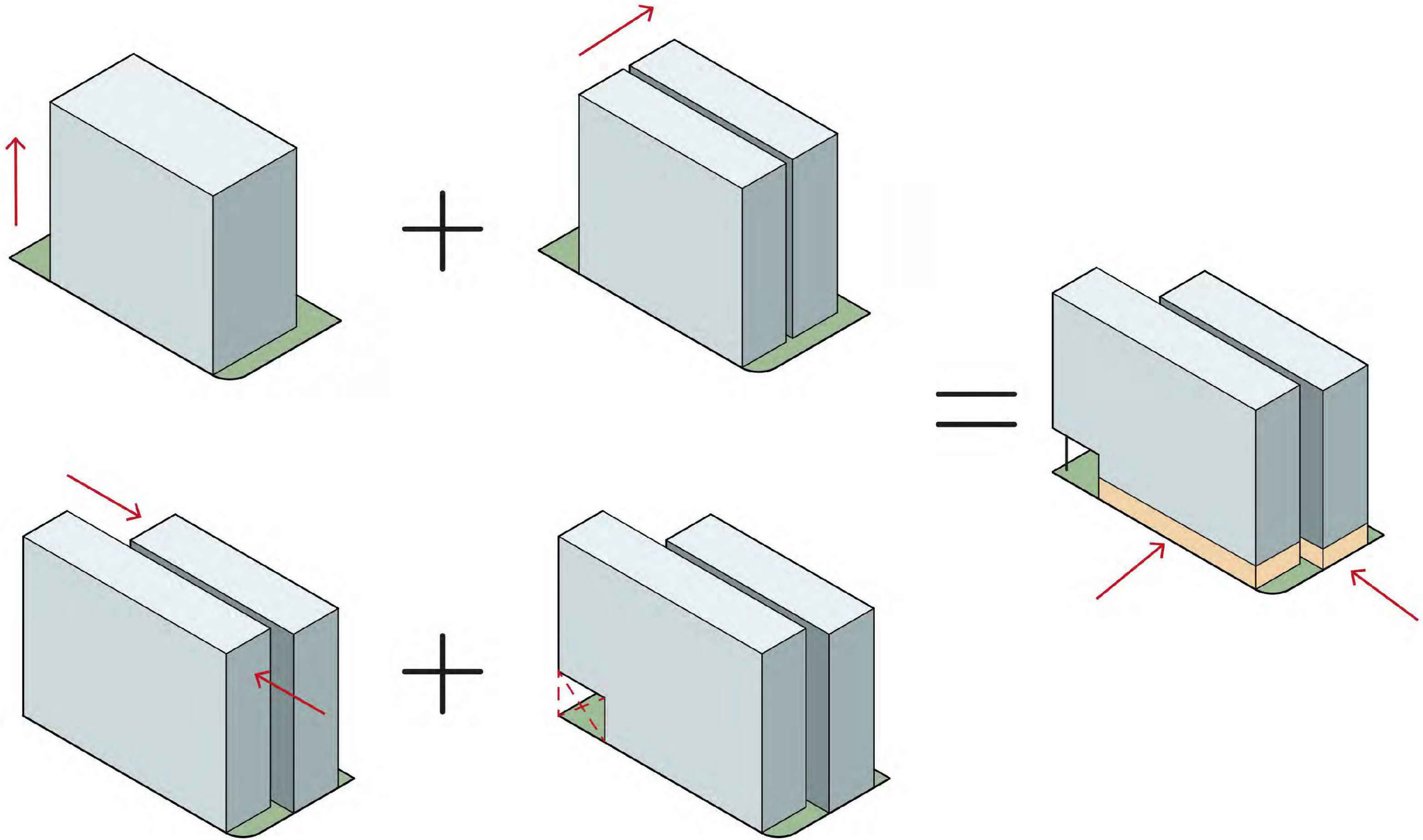
1801 COLLINS AVENUE
EXISTING 8 STORY BUILDING

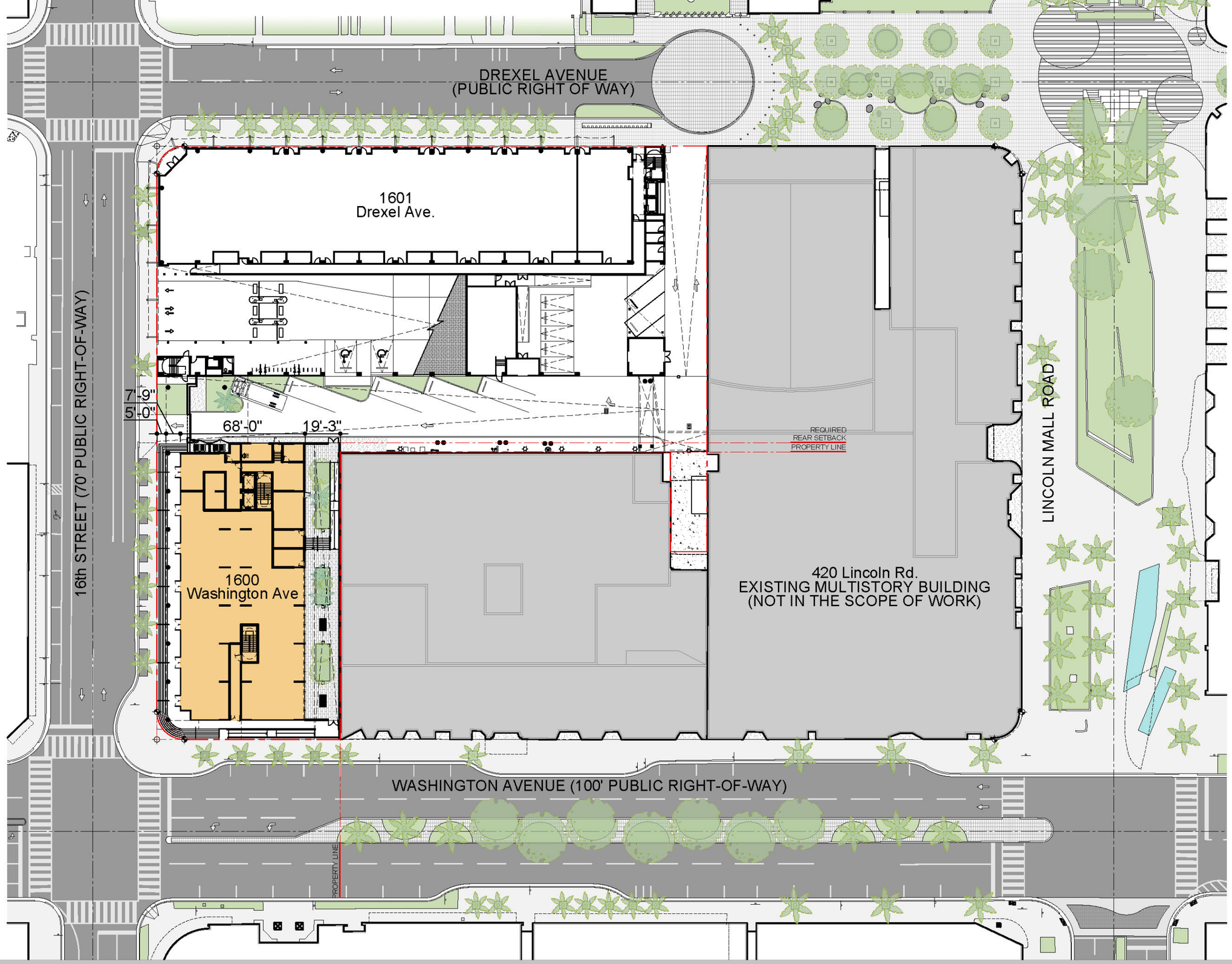




100 LINCOLN RD.
EXISTING 16 STORY BUILDING

THE PROJECT



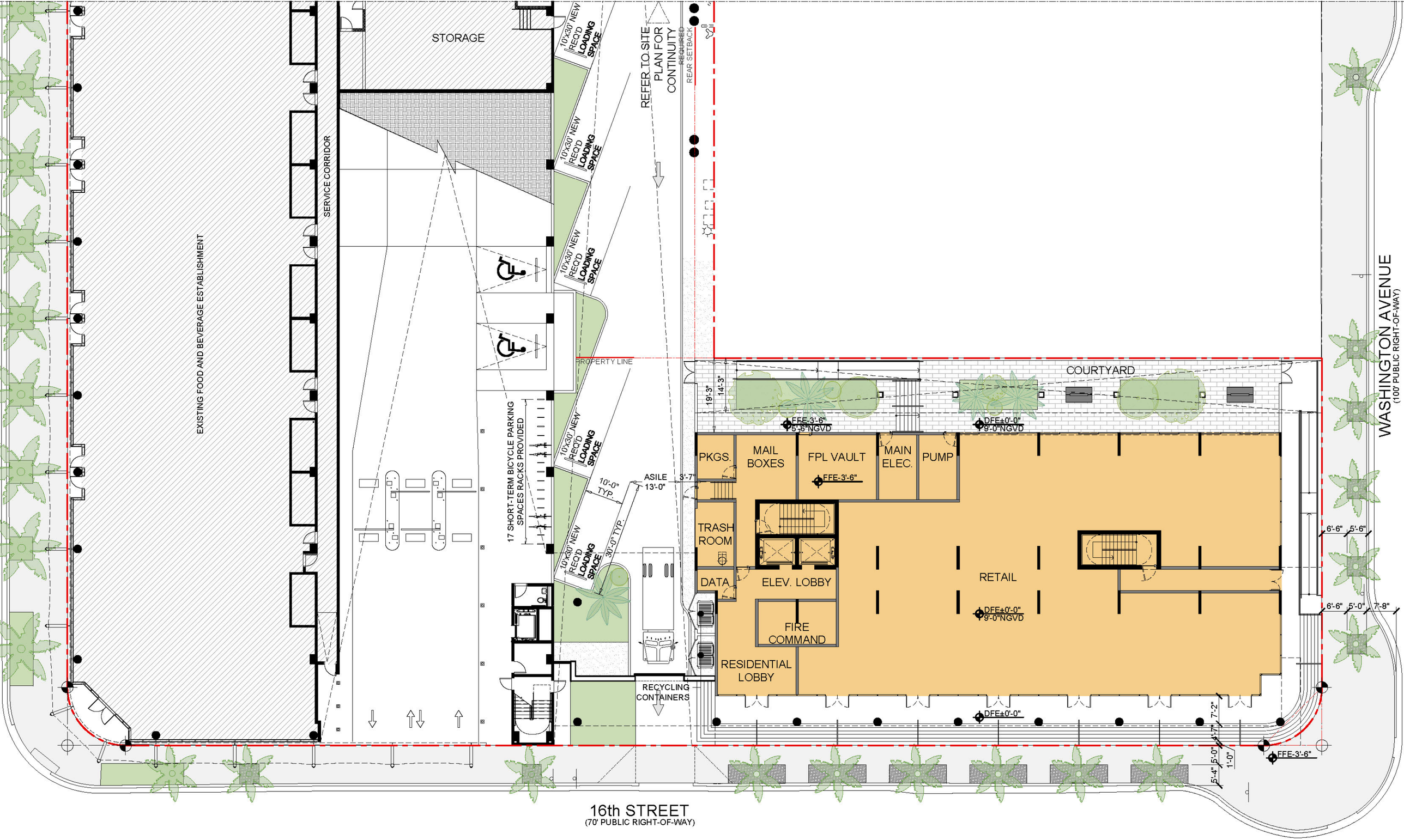


SITE PLAN LEGEND

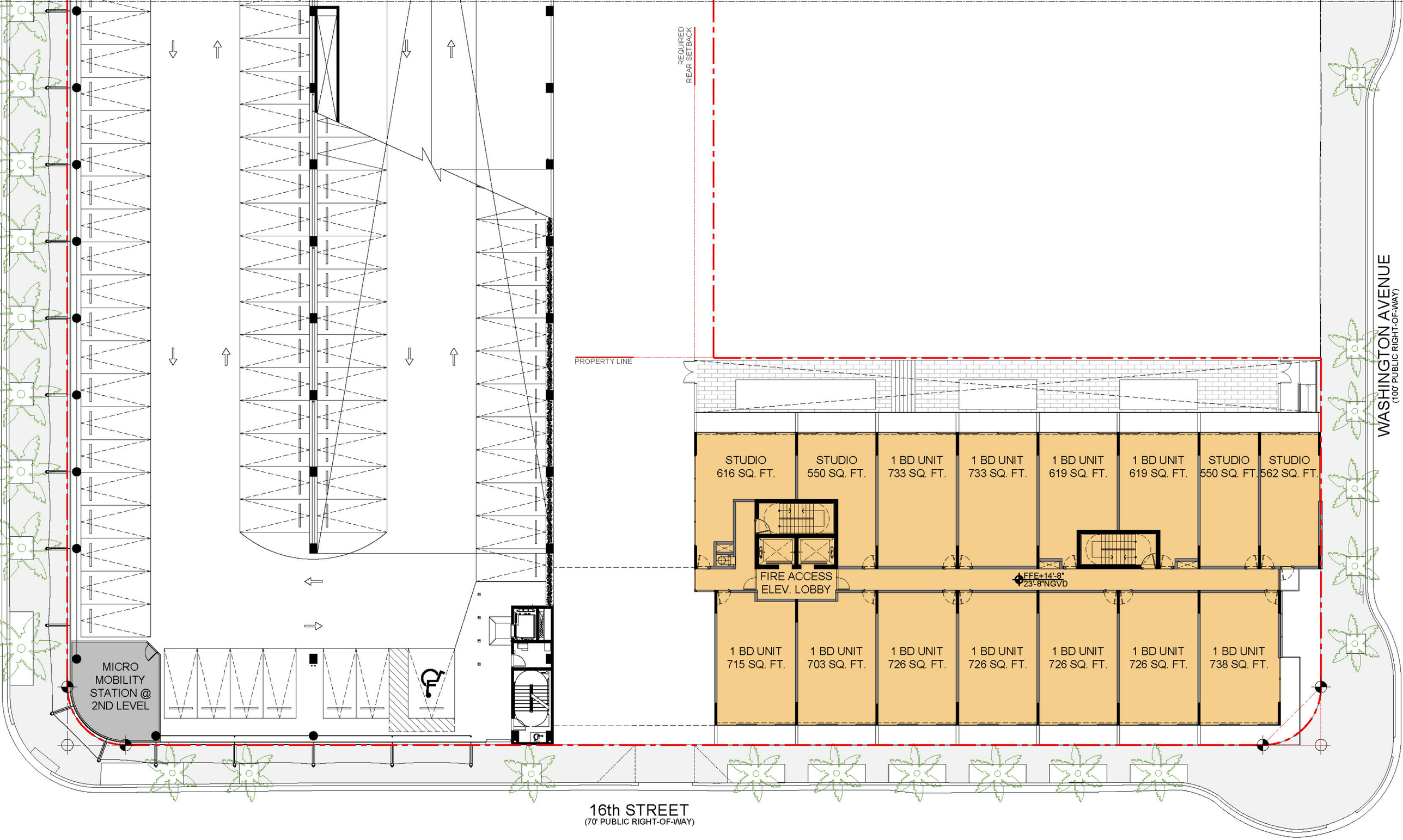
- PROPOSED NEW BUILDING
- EXISTING PARKING GARAGE BUILDING TO REMAIN
- EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
- PROPERTY LINE
- PROPERTY LINE/SETBACKS

OVERALL SITE PLAN

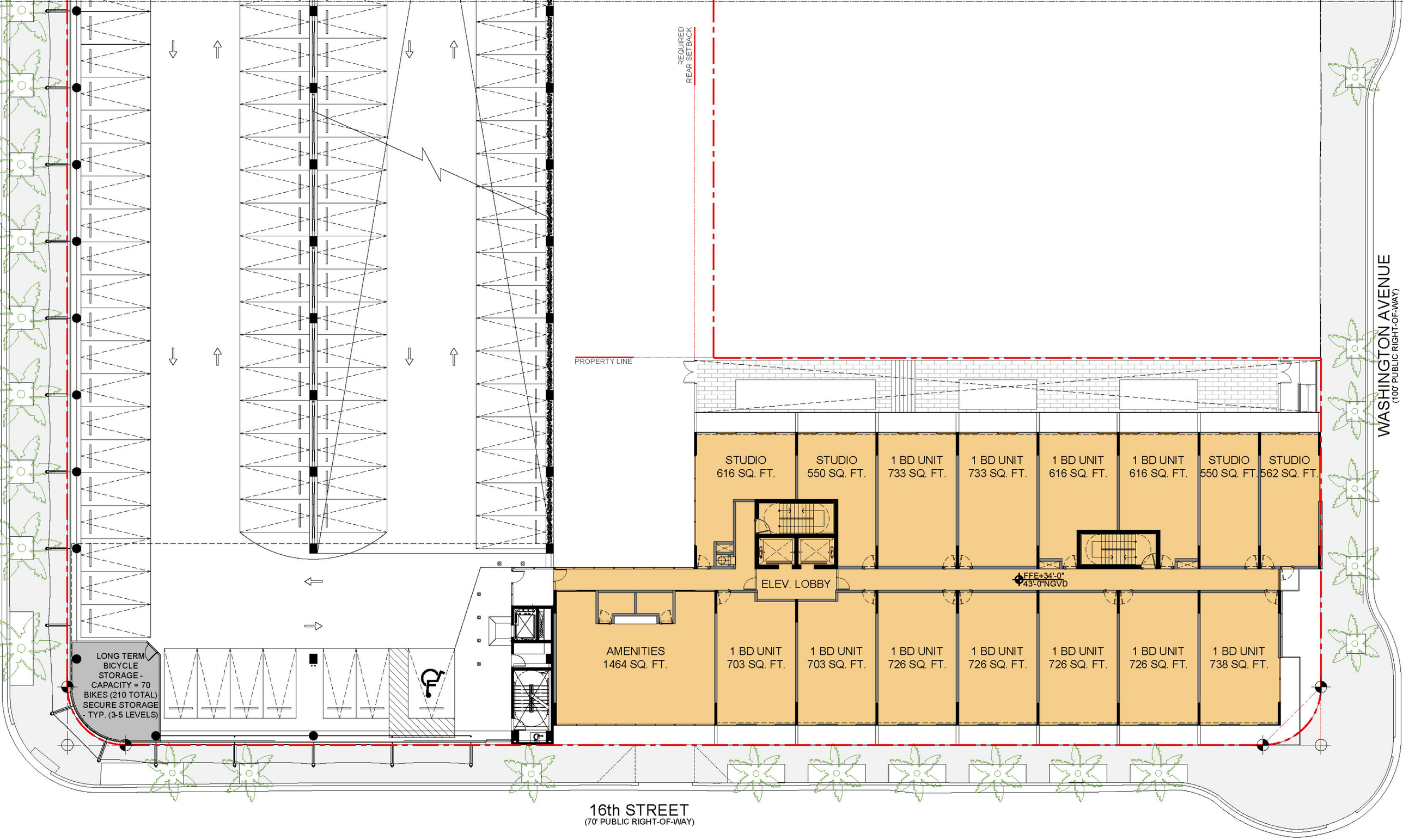
SCALE: 1" = 300



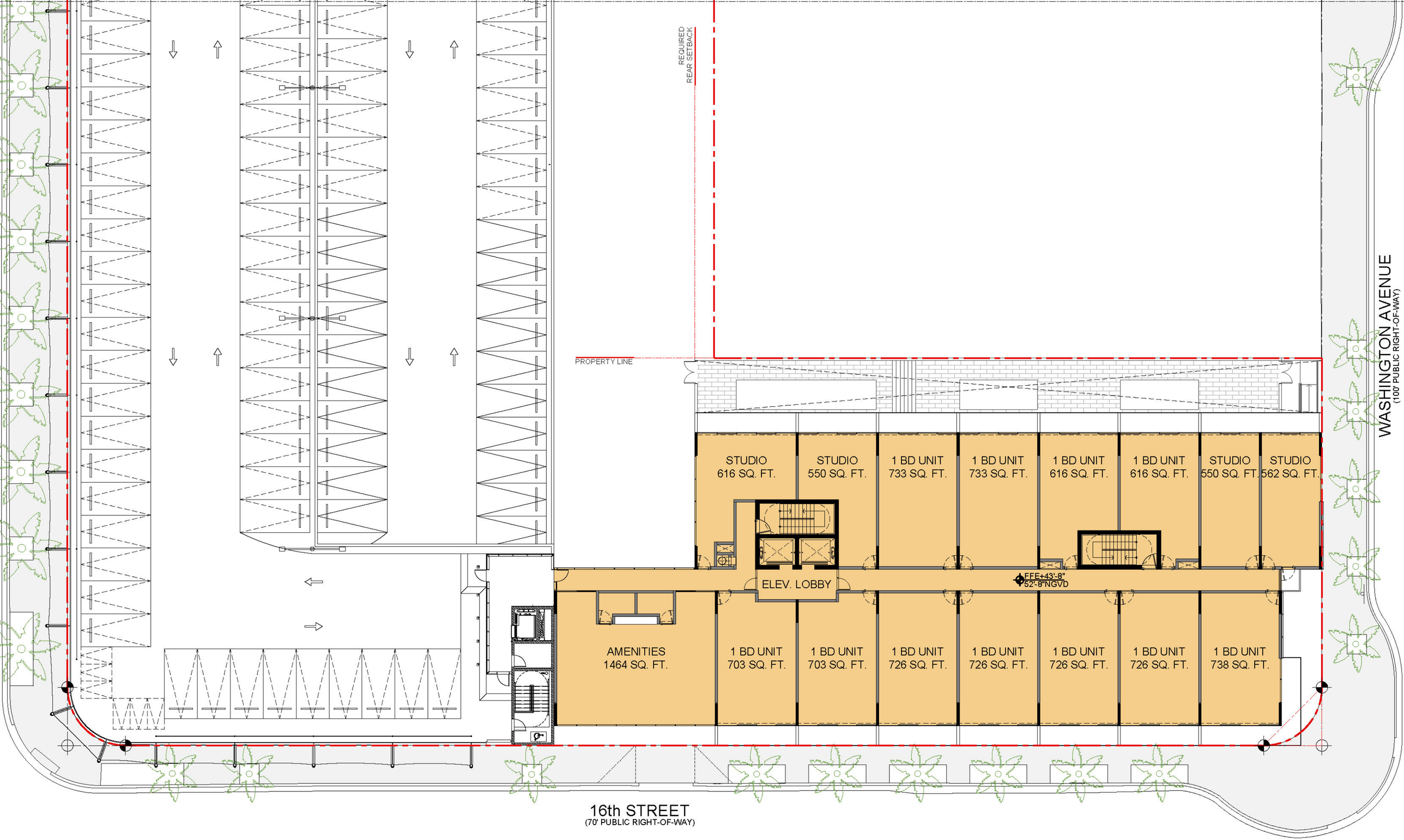
PROPOSED GROUND LEVEL FLOOR PLAN



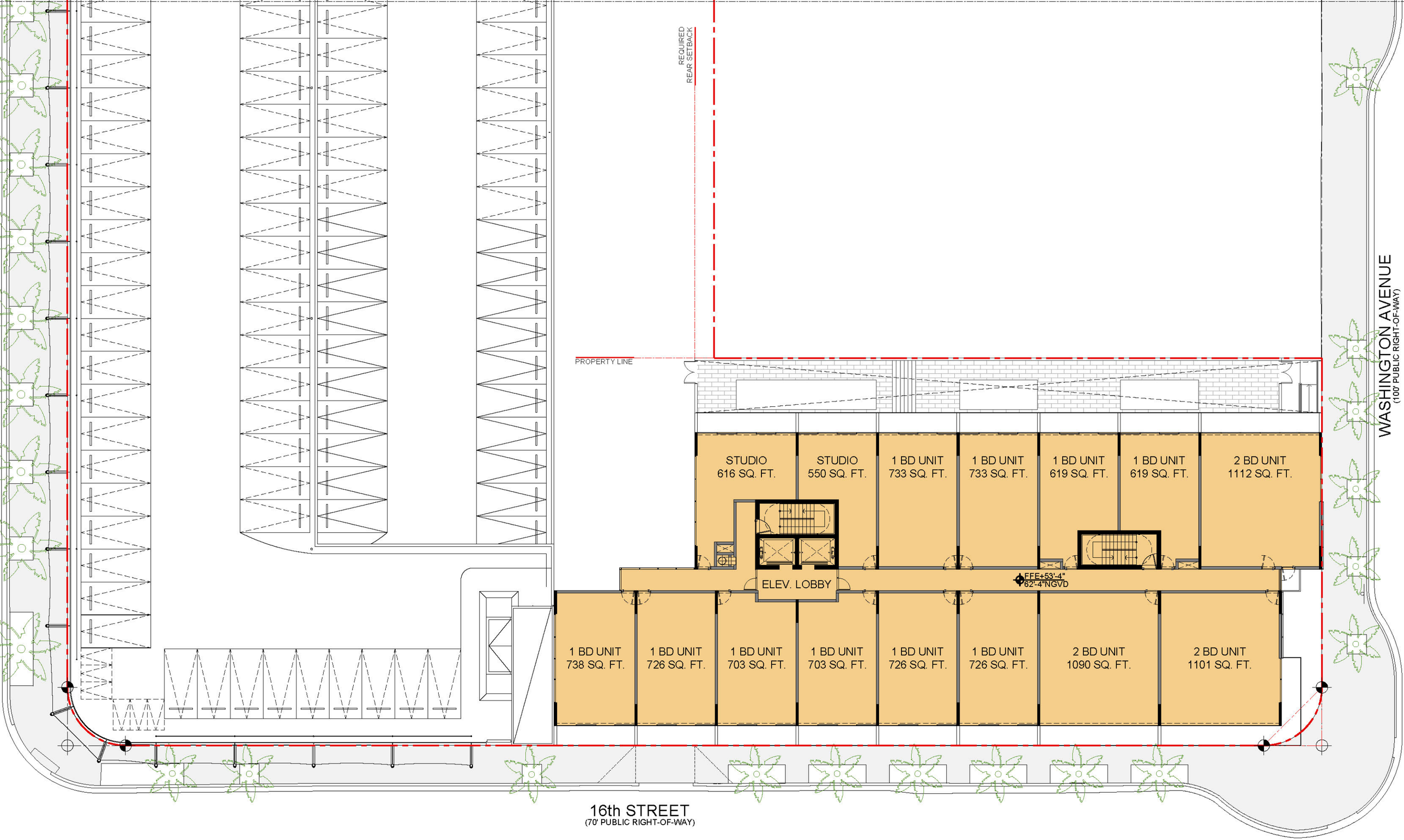
PROPOSED SECOND (2) AND THIRD (3) LEVELS FLOOR PLAN



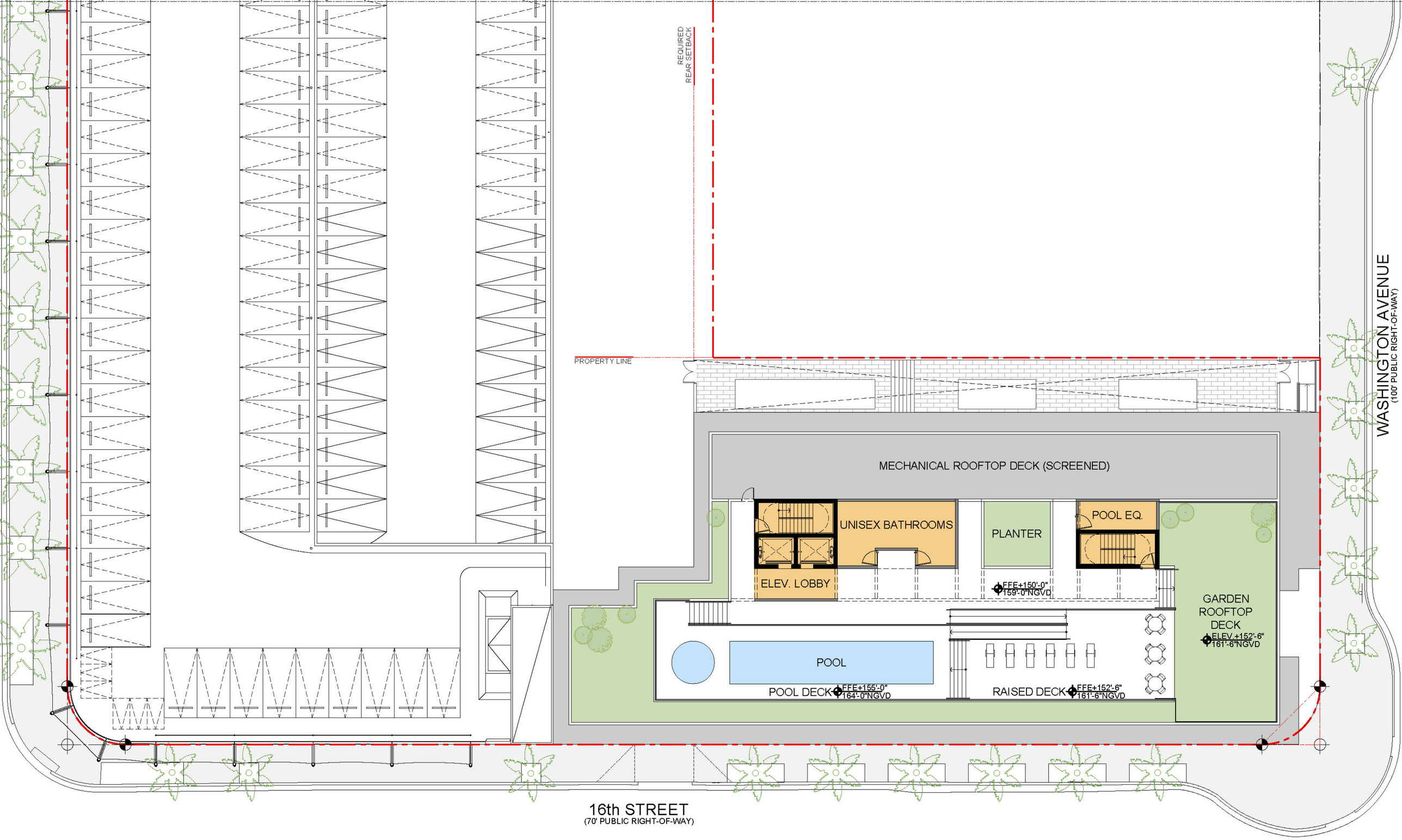
PROPOSED FOURTH (4) LEVEL FLOOR PLAN



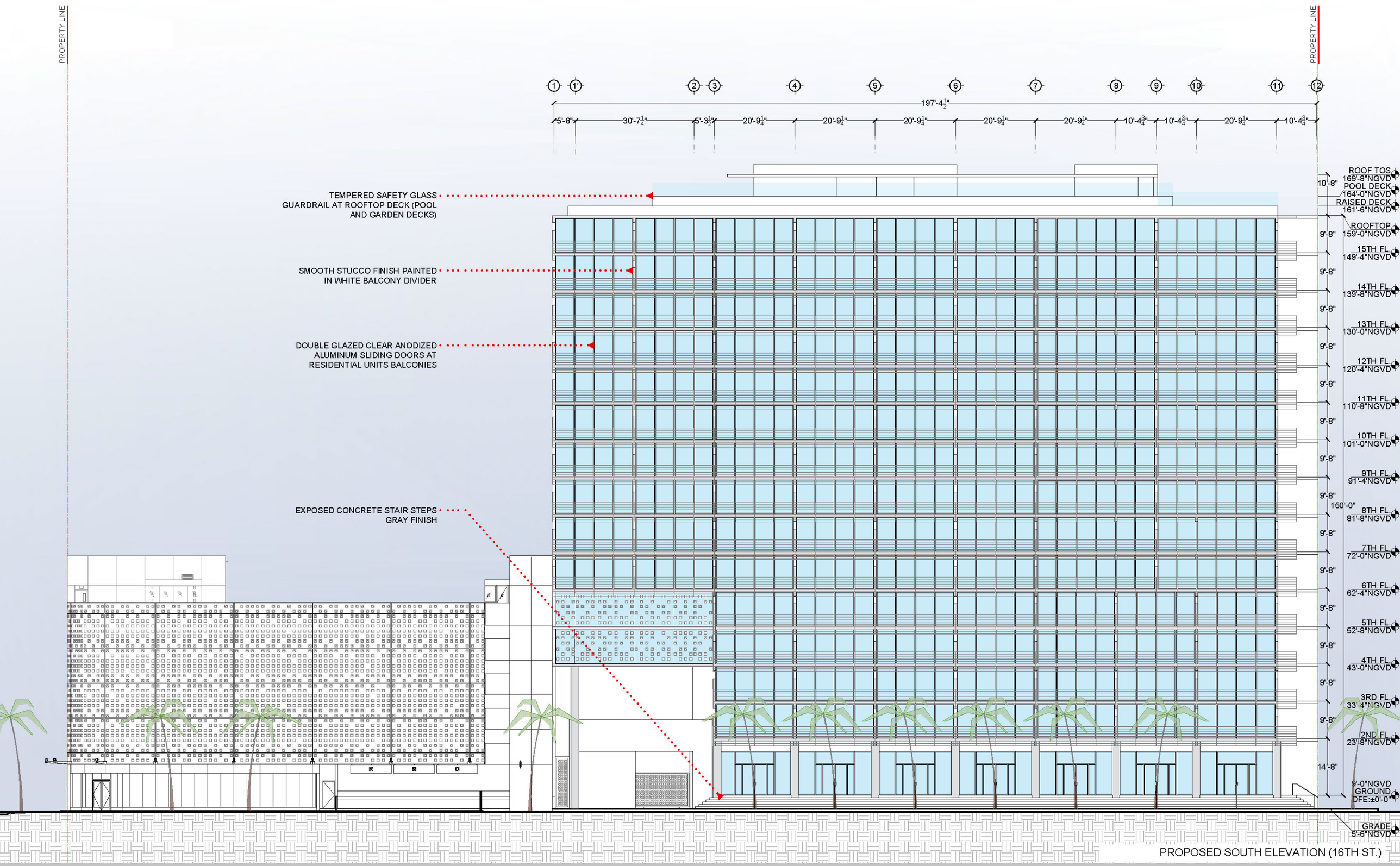
PROPOSED FIFTH (5) LEVEL FLOOR PLAN



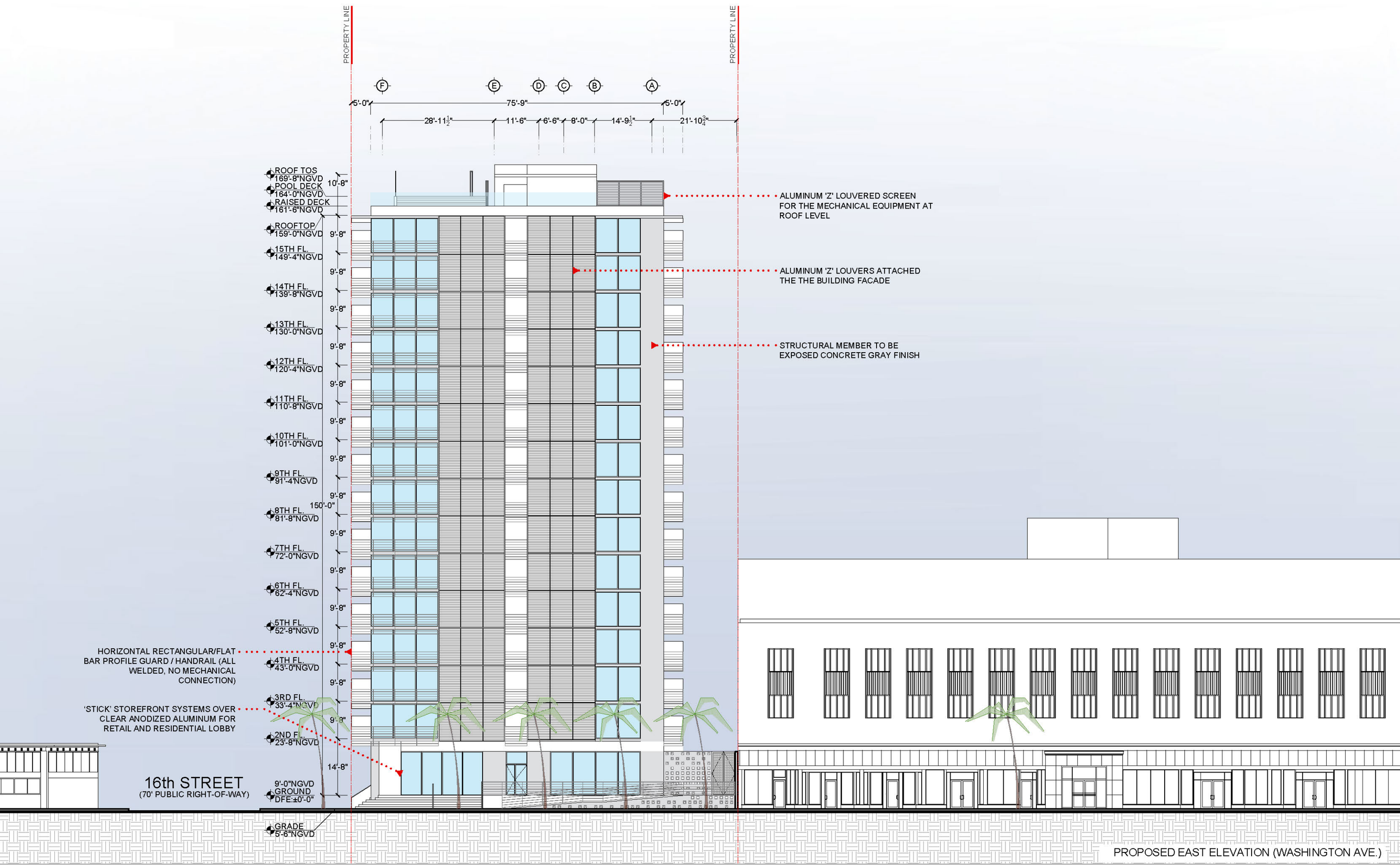
PROPOSED SIXTH THE FIFTEENTH (6-15) LEVELS FLOOR PLAN



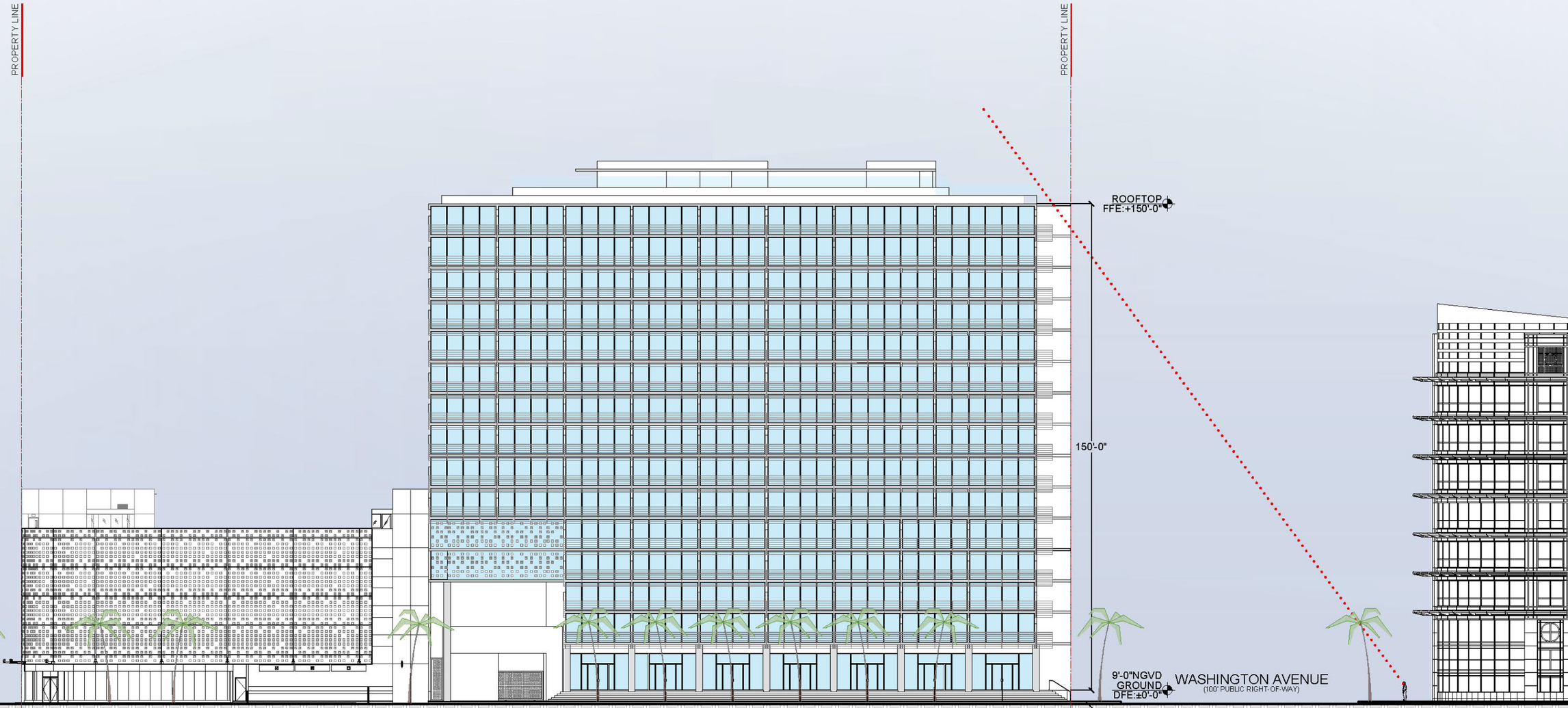
PROPOSED ROOFTOP LEVEL FLOOR PLAN



PROPOSED SOUTH ELEVATION (16TH ST.)



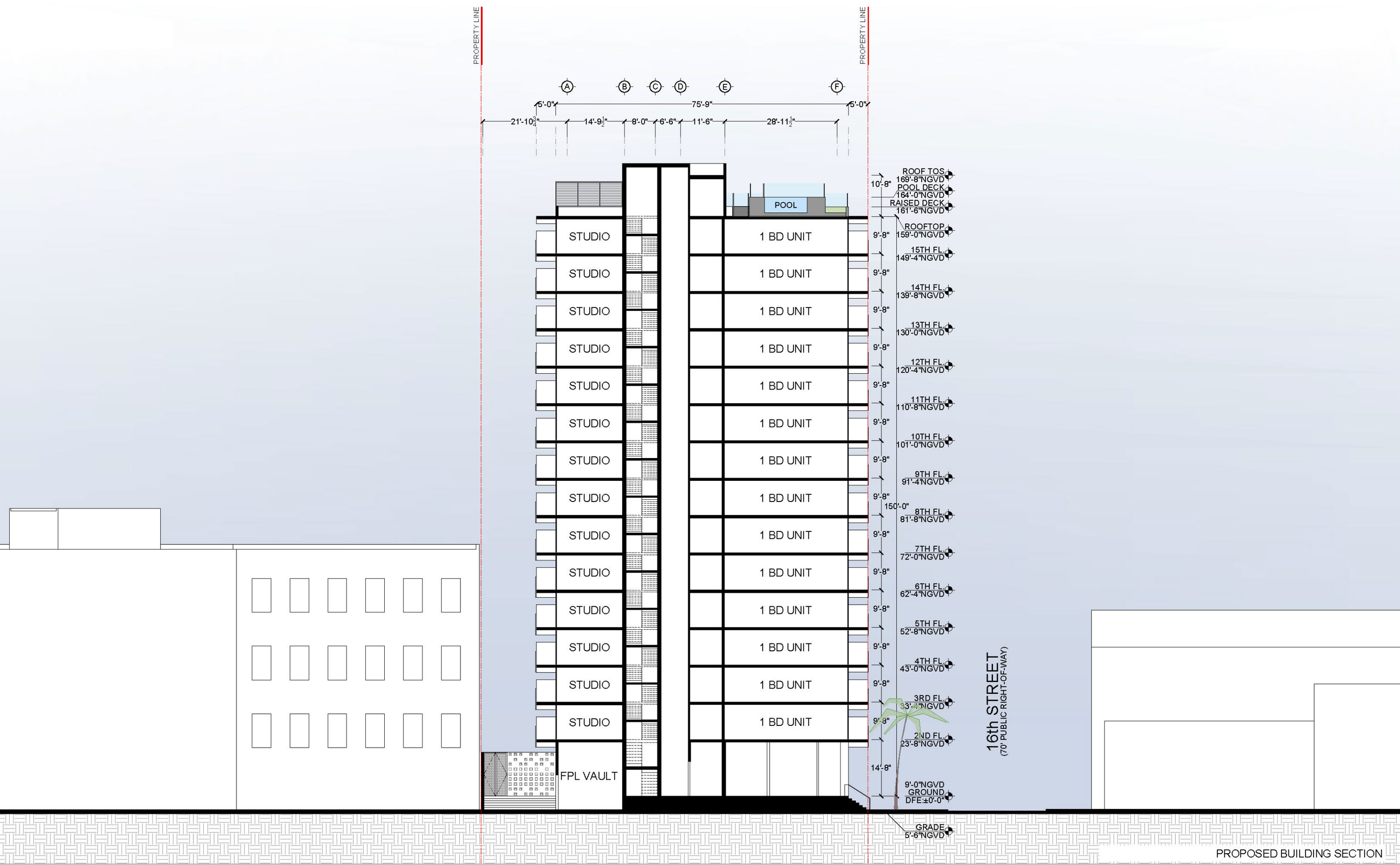
PROPOSED EAST ELEVATION (WASHINGTON AVE.)



PROPOSED SOUTH ELEVATION - BUILDING IN CONTEXT

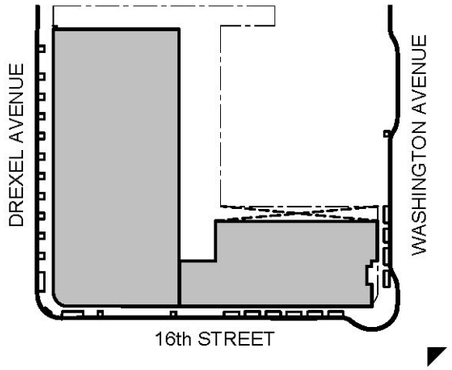


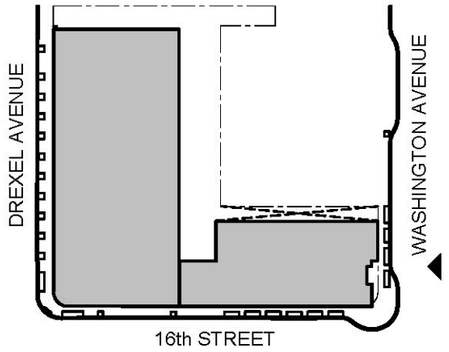
PROPOSED BUILDING SECTION



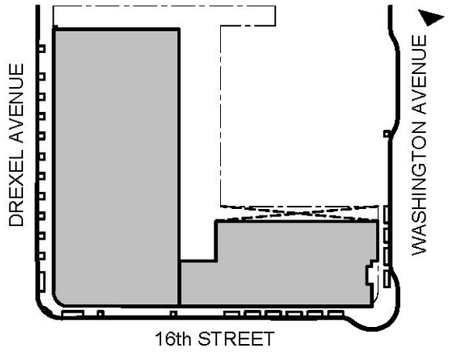
PROPOSED BUILDING SECTION


WASHINGTON AVENUE
DREXEL AVENUE
16th STREET
PADRINOS
CUBANO
Versailles
PADRINOS
CUBAVERA

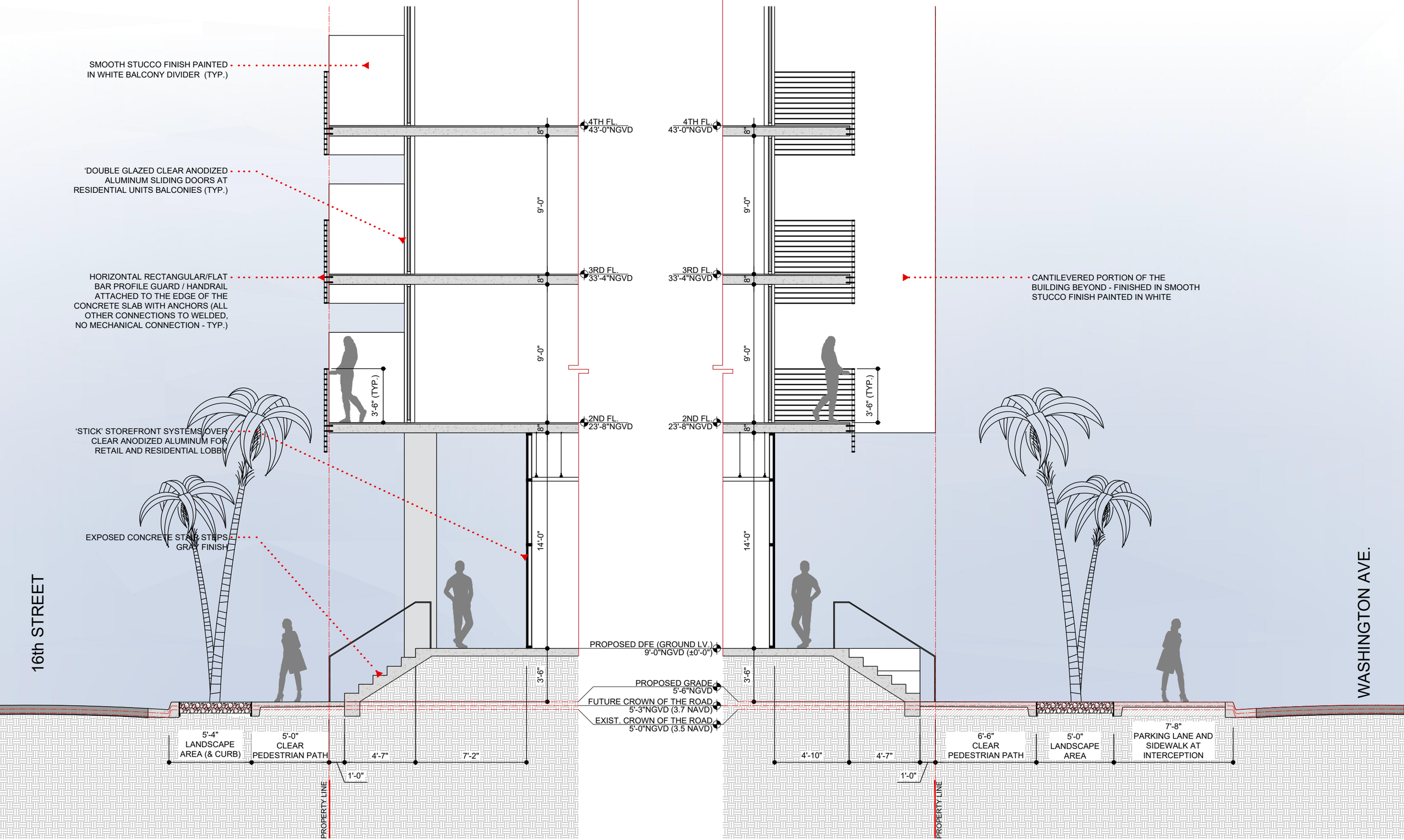

DREXEL AVENUE
WASHINGTON AVENUE
16th STREET


DREXEL AVENUE
WASHINGTON AVENUE
16th STREET


ROLEX
Versailles


DREXEL AVENUE
WASHINGTON AVENUE
16th STREET

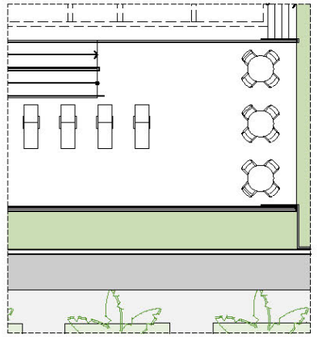

metro
Salvation Tatt



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

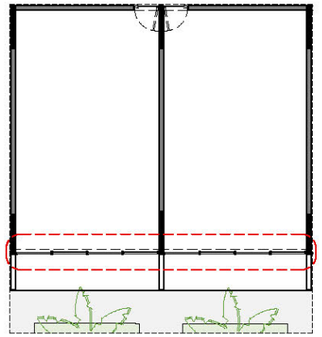
SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION



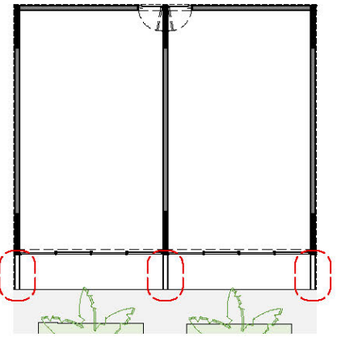


TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



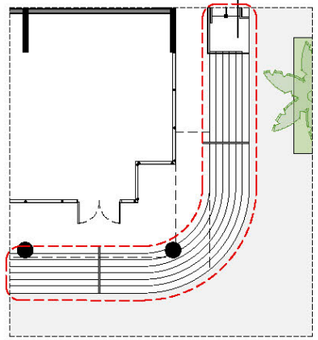


DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES

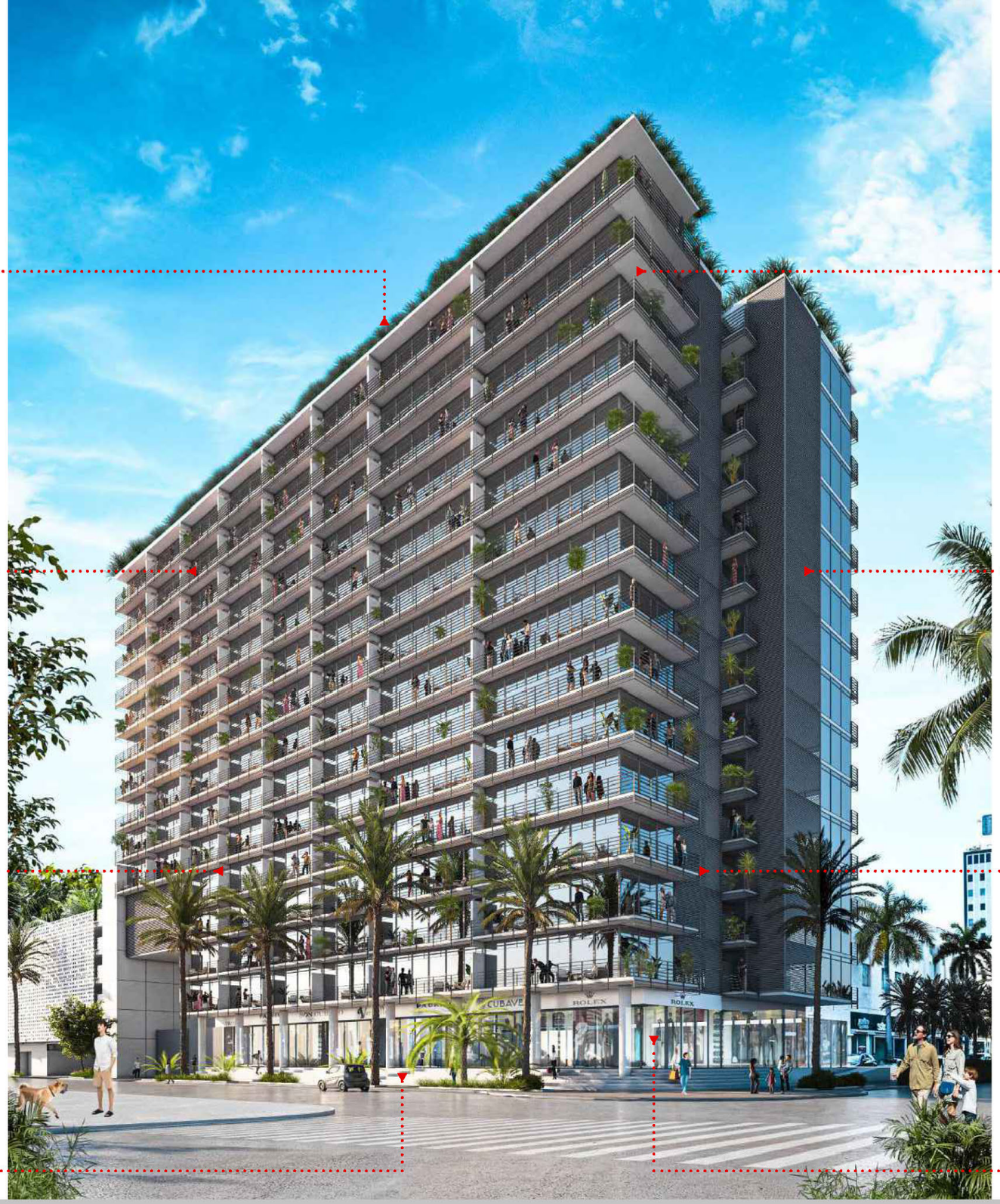


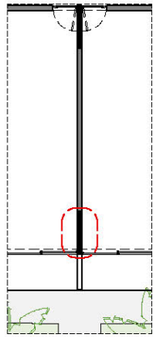
SMOOTH STUCCO FINISH PAINTED IN WHITE

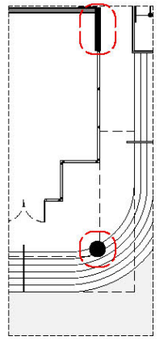




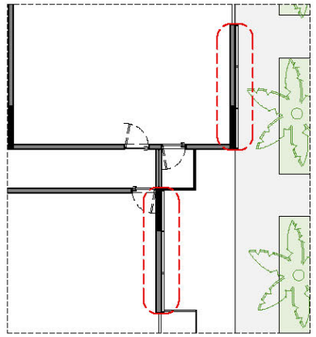
EXPOSED CONCRETE STAIR STEPS GRAY FINISH





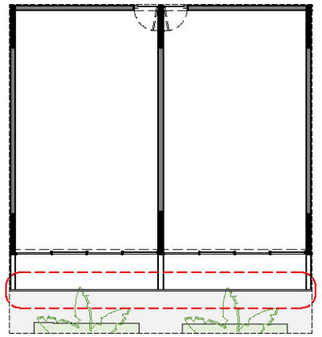


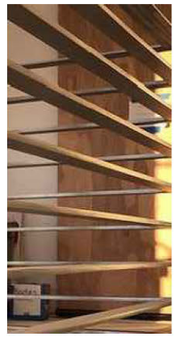
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



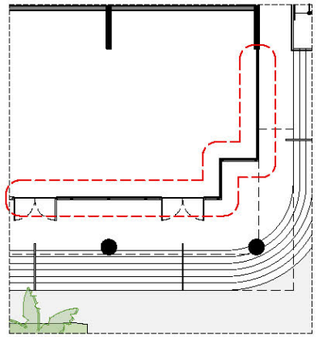


ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE



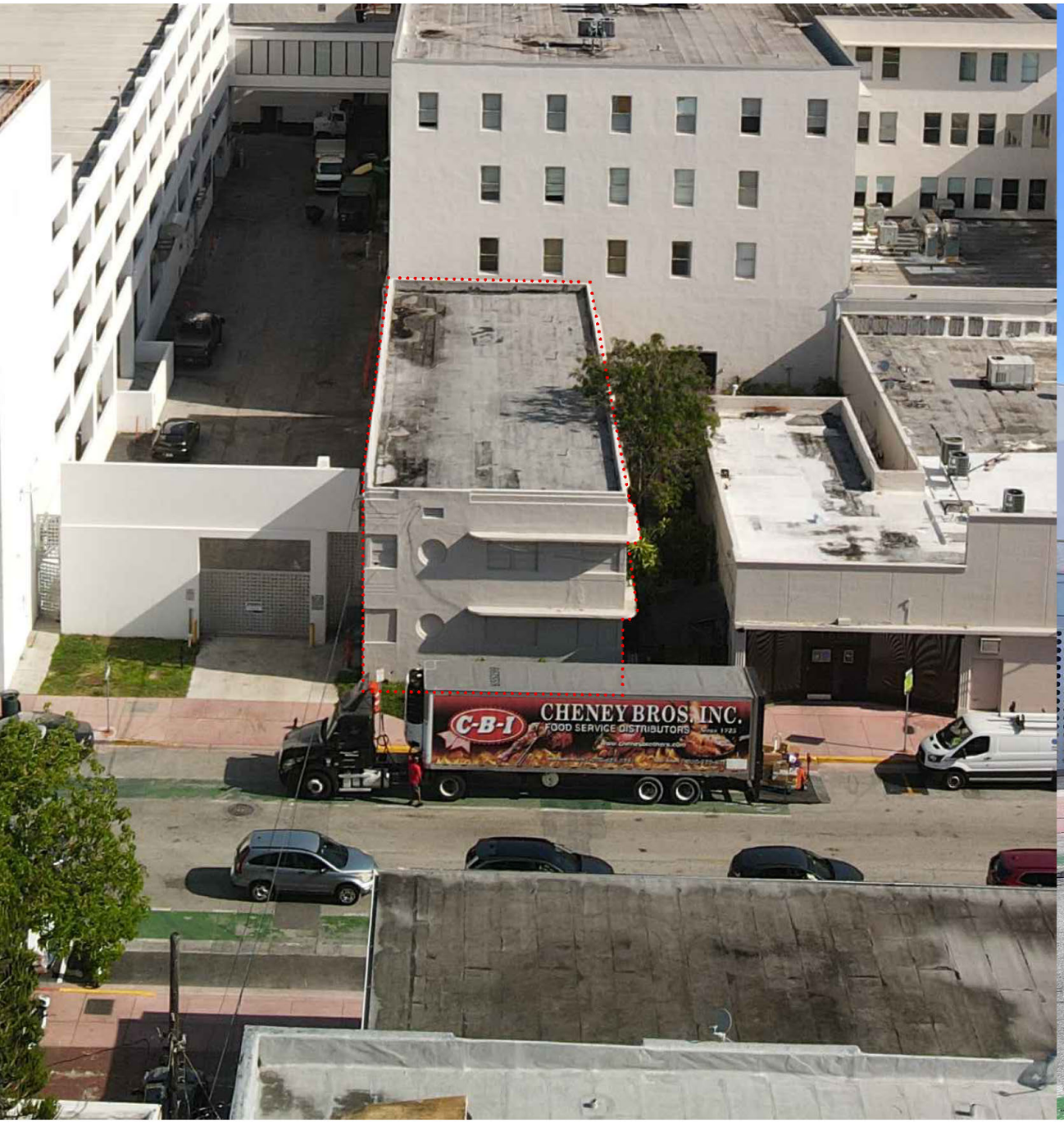


HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD/HANDRAIL (ALL WELDED, NO MECHANICAL CONNECTIONS)





'STICK' STOREFRONT SYSTEMS OVER CLEAR ANODIZED ALUMINUM FOR RETAIL AND RESIDENTIAL LOBBY


C-B-I
CHENEY BROS. INC.
FOOD SERVICE DISTRIBUTORS

