

1470 LINCOLN TERRACE

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB File No. DBR24-1049

FINAL SUBMITTAL - 11/03/2024

PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	1470 LINCOLN TERRACE
LOCATION:	1470 LINCOLN TERRACE MIAMI BEACH, FL 33139
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	REQUESTING DESIGN REVIEW APPROVAL AND VARIANCE AFTER-THE-FACT FOR THE PLACEMENT OF AIR CONDITIONING EQUIPMENT WITHIN A REQUIRED INTERIOR SIDE SETBACK.
CODE ENFORCEMENT JURISDICTION:	FLORIDA BUILDING CODE (FBC) 8TH EDITION (2023) CITY OF MIAMI BEACH ZONING CODE
ZONING:	RM-2 RESIDENTIAL MULTI-FAMILY DISTRICT
FOLIO NUMBER:	02-3233-008-0080
LEGAL DESCRIPTION:	LINCOLN TERRACE SUB PB 49-100 LOT 8 LOT SIZE 50.000 X 92 OR 19892-0837 08 2001 1 COC 23985-0594 11 2005 1
OWNER:	GUSTAF ARNOLDSSON



DRAWING LIST			
SHEET NUMBER	SHEET TITLE	FINAL SUBMITTAL 11/03/2024	
ARCHITECTURE			
COVER	COVER SHEET	•	
A-1.0	DRAWING INDEX	•	
A-1.1	ORIGINAL SURVEY	•	
A-1.2	ZONING DATA	•	
A-1.3	CONTEXT LOCATION MAP	•	
A-1.4	CURRENT SITE IMAGES	•	
A-1.5	CURRENT SITE IMAGES	•	
A-2.0	EXISTING SITE PLAN	•	
A-2.1	FIRST FLOOR PLAN	•	
A-2.2	SECOND FLOOR PLAN	•	
A-2.3	ROOF PLAN	•	
A-3.1	EXISTING EXTERIOR ELEVATIONS	•	
A-3.2	EXISTING EXTERIOR ELEVATIONS	•	
A-4.0	EXISTING ENLARGED PLAN, ELEVATION AND SECTION	•	
A-5.0	IMAGERY AND MATERIAL / FINISH INFO	•	
A-6.0	VARIANCE DIAGRAM	•	



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1470 LINCOLN TERRACE
project name.

1470 LINCOLN TERRACE
MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080
project address.

DRAWING INDEX

drawing title.		
drawn by.	PA 202322 11/03/2024	A-1.0 drawing no.
project no.		
date.		
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COMMERCIAL - ZONING DATA					
ITEM #	PROJECT INFORMATION				
1	Address: 1470 Lincoln Terrace, Miami Beach, FL 33139	Folio number(s):	02-3233-008-0080	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,600 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-2	Lot width:	50 Ft
4	Individual Historic Site (yes or No): NO			Lot Depth:	100 Ft
5	Base Flood Elevation:	+8.00 NGVD 1929	Grade value in NGVD:		3.50
6	Adjusted grade (BFE+Grade / 2)	5.75	Free board:	5.00	
7	Proposed Use:	Existing Multi-Family Residential Building			
8	Proposed Accessory Use:	N/A			
9	Signed & Sealed Landscape Plans (Tree/ Vegetation Survey, Tree Disposition Plan and Irrigation Plan).	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.0	1.2		NONE
14	Building Height	50 FT	25 FT		NONE
15	At grade parking lot on the same lot				
a	Front Setbacks	20 FT	N/A		
b	Side interior setback	5 FT	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	5 FT	N/A		
16	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A		
b	Side interior setback	N/A	N/A		
c	Side facing street setback	N/A	N/A		
d	Rear setback	N/A	N/A		
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20 FT	14.80 FT		5.2 FT
b	Side interior setback	7.5 FT	8.5 FT		NONE
c	Side facing street setback	N/A	N/A		
d	Rear setback	10 FT	10.3 FT		NONE
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	400 SF	676 SF		NONE
c	Hotel Unit	N/A	N/A		
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A		
b	Rehabilitated Buildings	N/A	N/A		
c	Hotel Unit	N/A	N/A		
20	Required Open-space ratio (RPS, CPS)	9.5% OF SITE	20%		
21	Parking	N/A	N/A		
22	Loading	N/A	N/A		

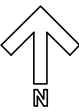
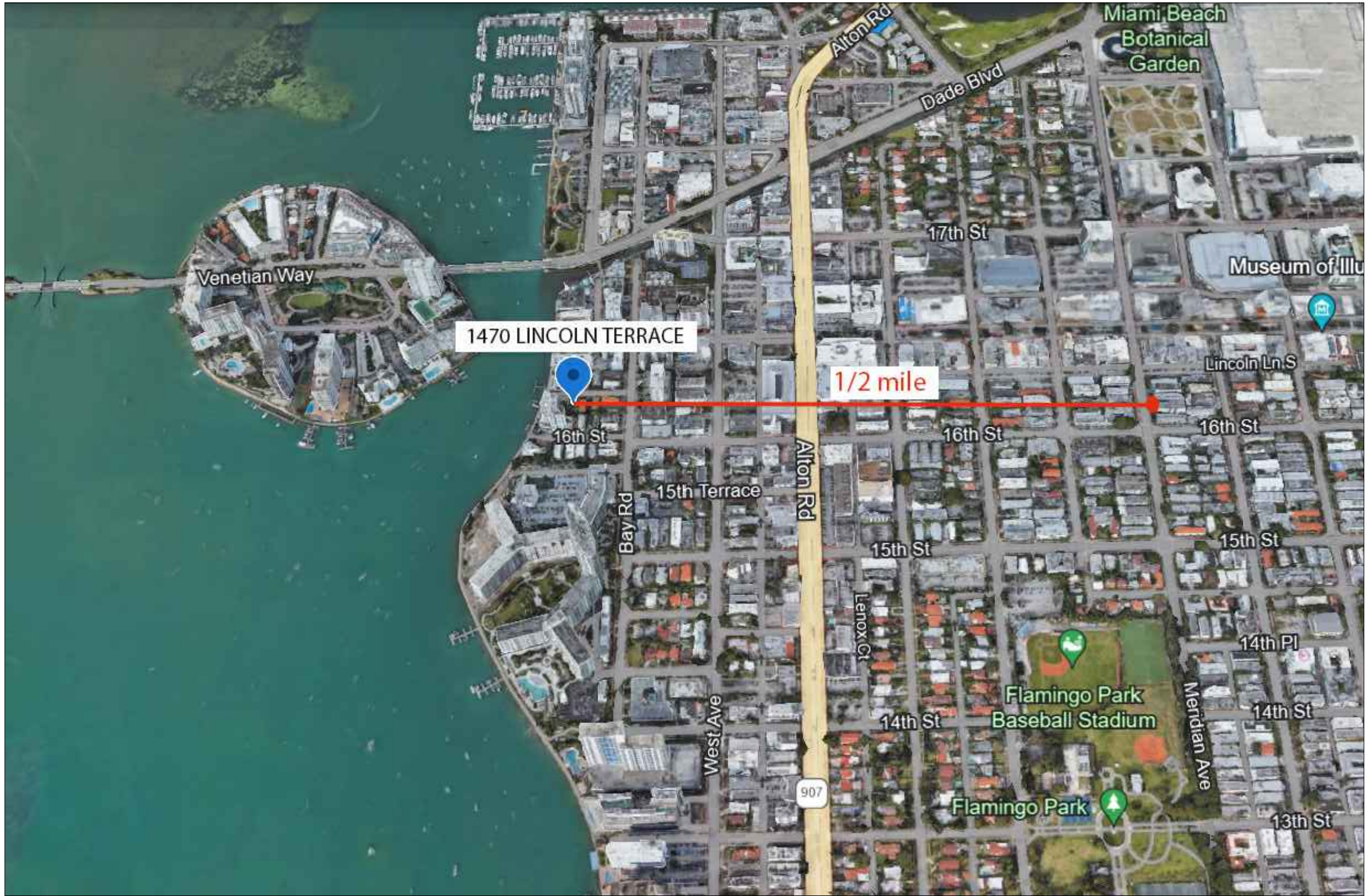
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1470 LINCOLN TERRACE		ZONING DATA	
project name.		drawing title.	
1470 LINCOLN TERRACE MIAMI BEACH, FL 33139 FOLIO#: 02-3233-008-0080		drawn by.	PA
		project no.	202322
		date.	11/03/2024
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A-1.2



1

OVERALL SITE PLAN

N.T.S.

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project address.

CONTEXT LOCATION MAP

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drawn by.

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project no.

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date.

11/03/2024

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01

CONTEXT SITE PLAN
SCALE: N.T.S.



01

1620 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



02

1620 BAY ROAD
SCALE: N.T.S.



03

1431 LINCOLN TERRACE
SCALE: N.T.S.



04

1451 LINCOLN TERRACE
SCALE: N.T.S.



05

1471 LINCOLN TERRACE
SCALE: N.T.S.



06

1491 LINCOLN TERRACE
SCALE: N.T.S.

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CURRENT SITE IMAGES

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- CONTEXT SITE PLAN
SCALE: N.T.S.



07 1616 BAY ROAD (CORNER VIEW)
SCALE: N.T.S.



08 1616 BAY ROAD
SCALE: N.T.S.



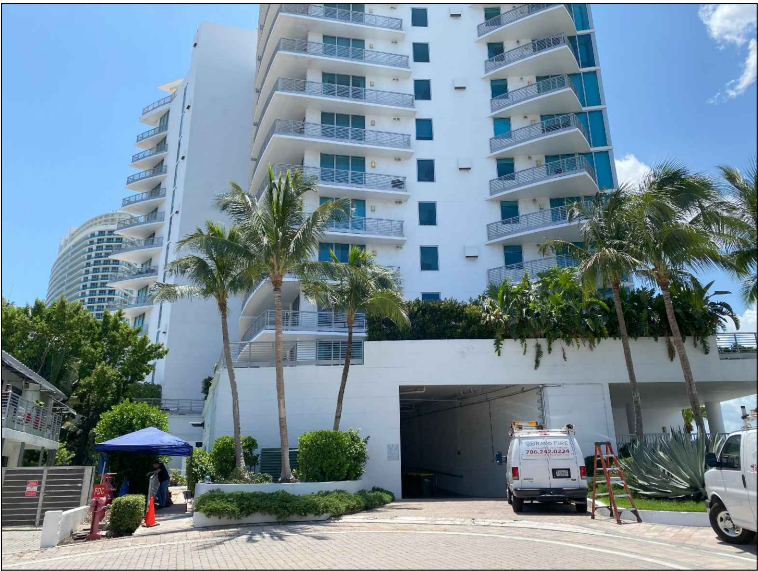
09 1430 LINCOLN TERRACE
SCALE: N.T.S.



10 1450 LINCOLN TERRACE
SCALE: N.T.S.



11 1470 LINCOLN TERRACE
SCALE: N.T.S.



12 1445 16TH STREET
SCALE: N.T.S.

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CURRENT SITE IMAGES

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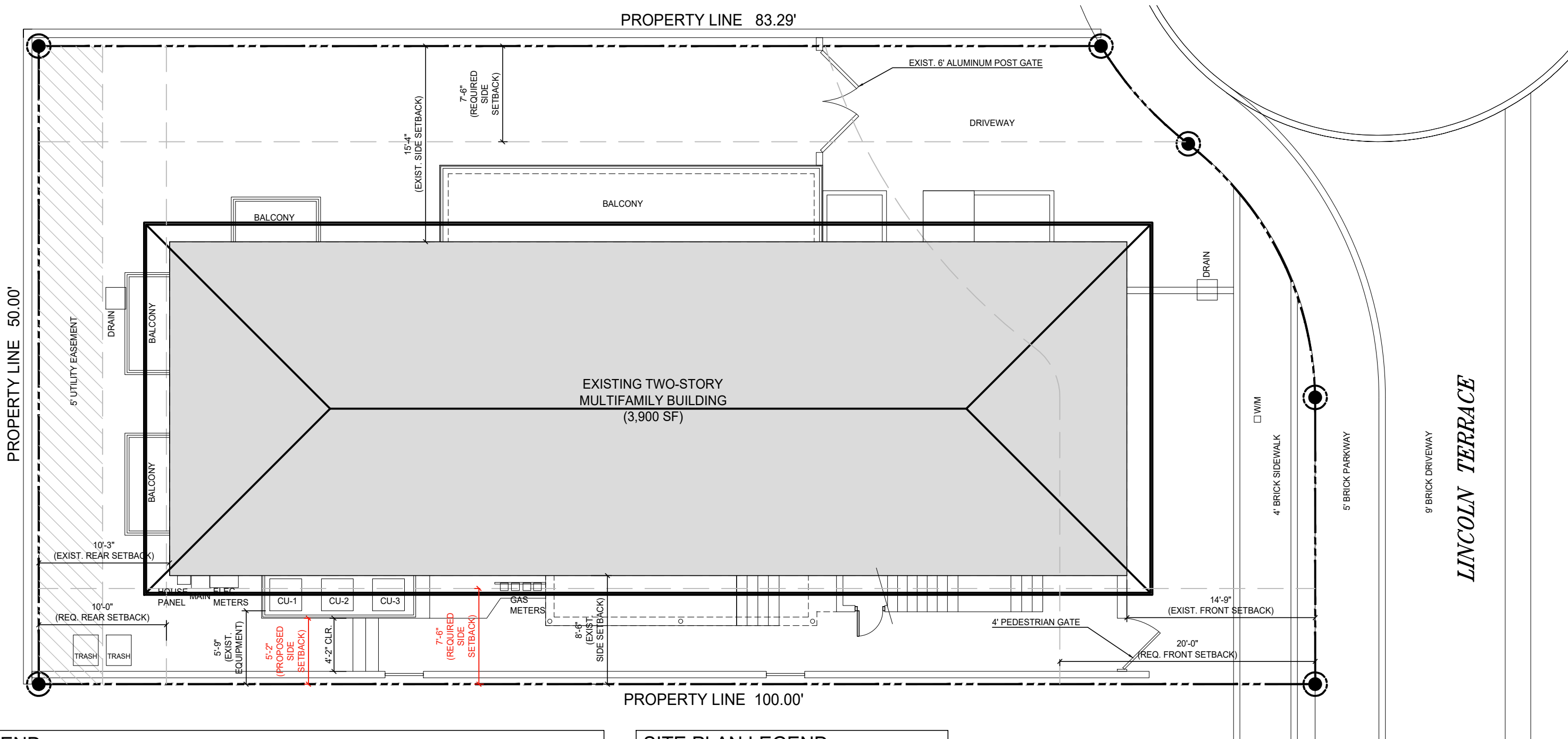
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FLOOD LEGEND

FEMA FLOOD ZONE:	"AE"	CMB GRADE:	@ + 4.26' (NGVD)
ADDRESS:	1470 LINCOLN TERRACE	LOWEST ADJACENT GRADE:	@ + 3.50' (NGVD)
	MIAMI BEACH, FL 33139	BASE FLOOD ELEVATION	@ + 8.00' (NGVD)
		1ST FLOOR ELEV.:	@ + 5.60' (NGVD)
		2ND FLOOR ELEV.:	@ + 15.1' (NGVD)

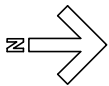
LOT - 3, BLOCK 43 "ORCHARD SUBDIVISION NO. 1"

PLAT BOOK6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ATTACHED CERTIFIED SURVEY:
LANNES & GARCIA, INC.
LB# 2098

SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE



1 PROPOSED SITE PLAN
1/8"=1'-0"

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EXISTING SITE PLAN

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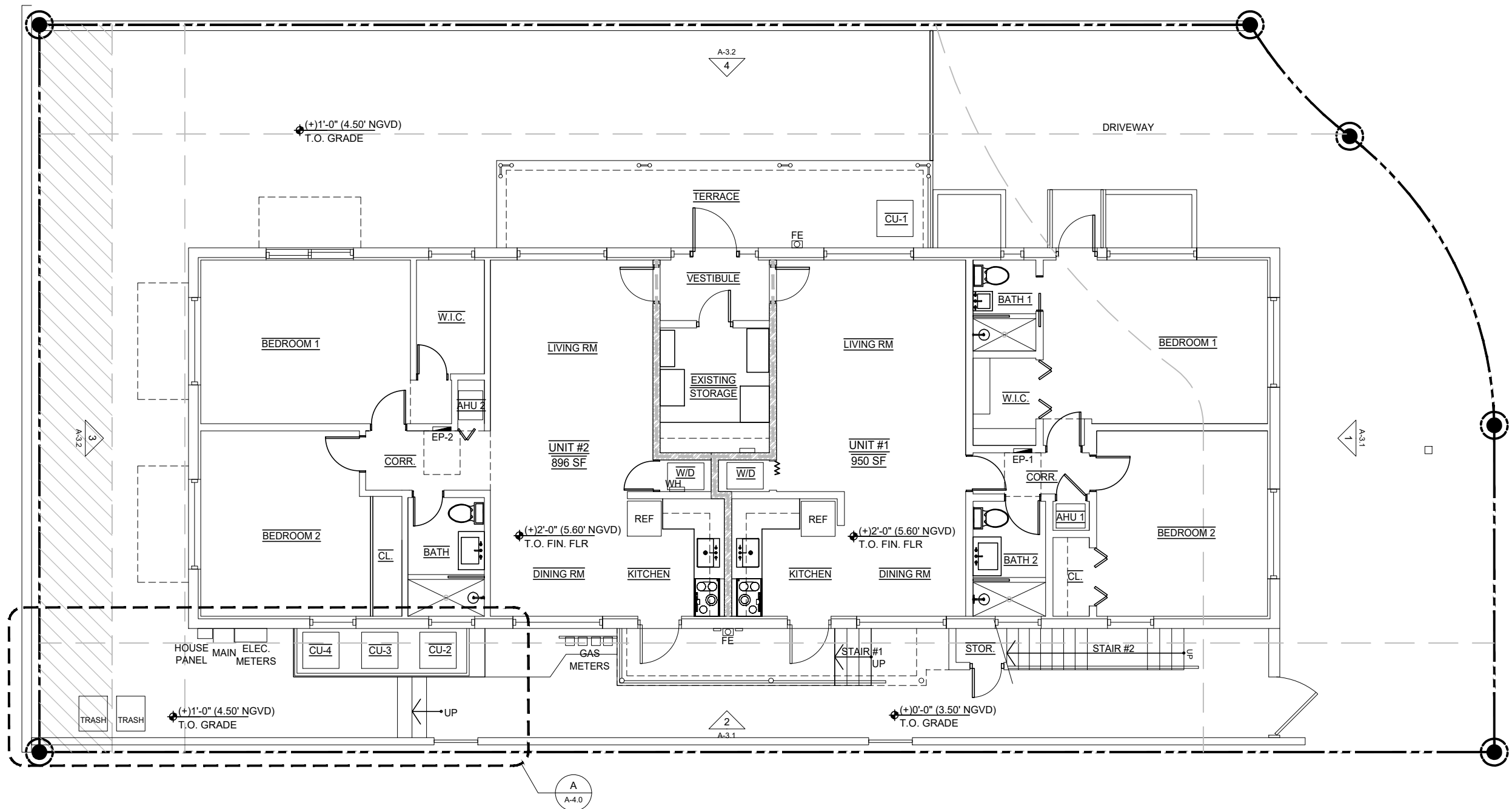
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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.

1 FIRST FLOOR PLAN
1/8"=1'-0"

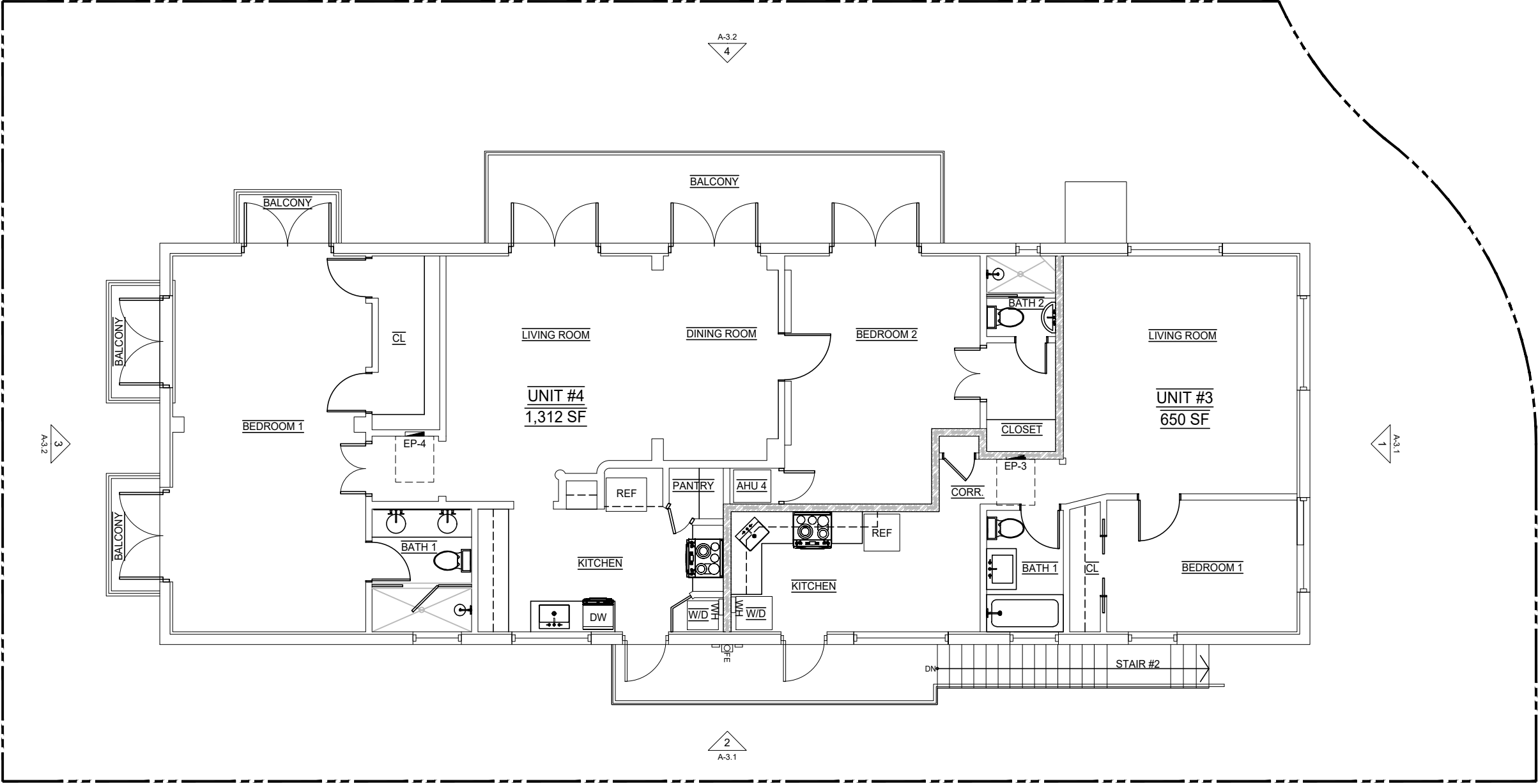
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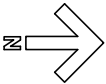
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FIRST FLOOR PLAN		
drawing title.		
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WALL LEGEND	
	PROPOSED STUD/ GYPSUM BOARD WALL
	PROPOSED CMU WALL.
	PROPOSED CONCRETE WALL/COLUMN.



1

SECOND FLOOR PLAN

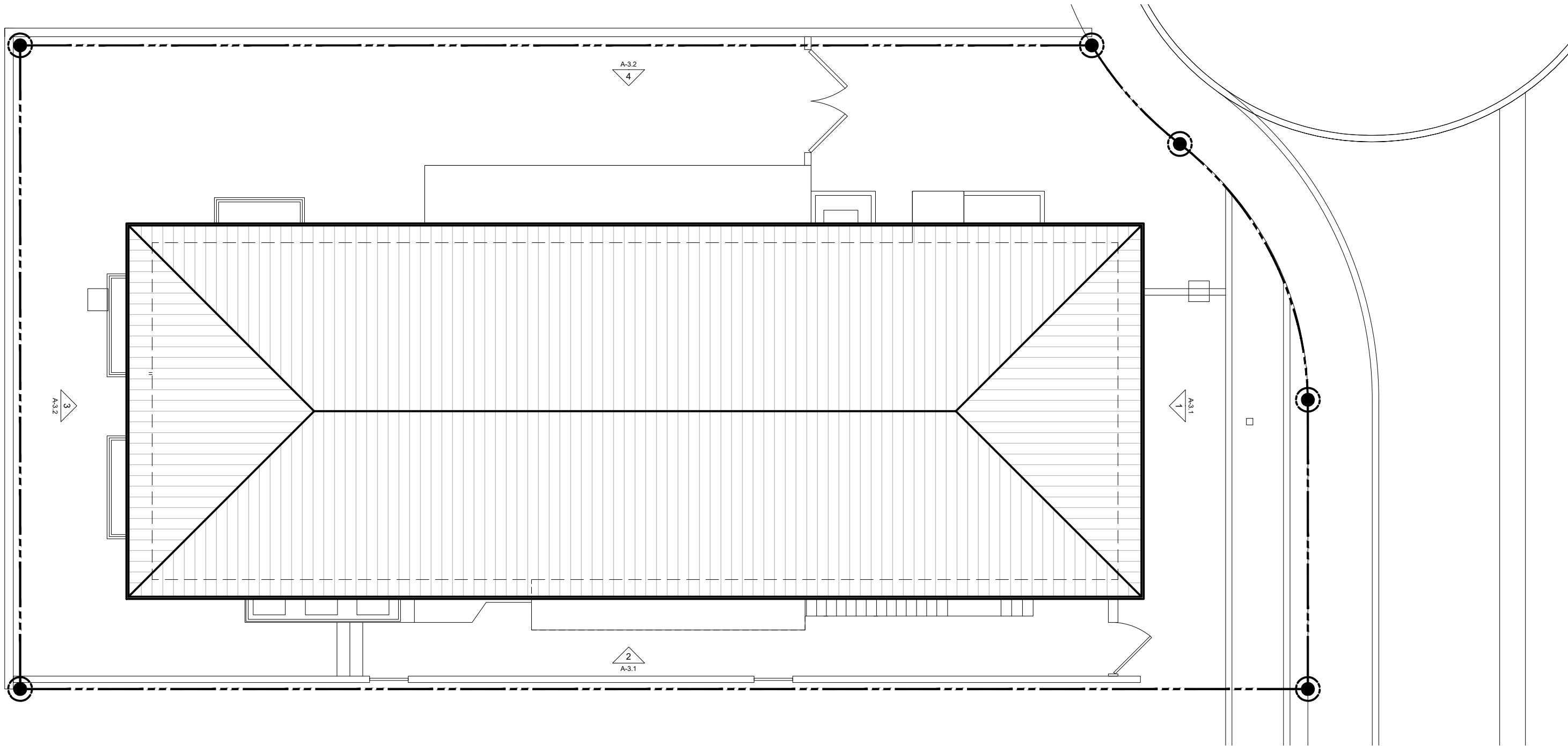
1/8"=1'-0"

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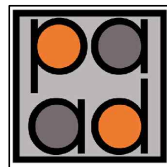
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1 ROOF PLAN
1/8"=1'-0"

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ROOF PLAN

drawing title.

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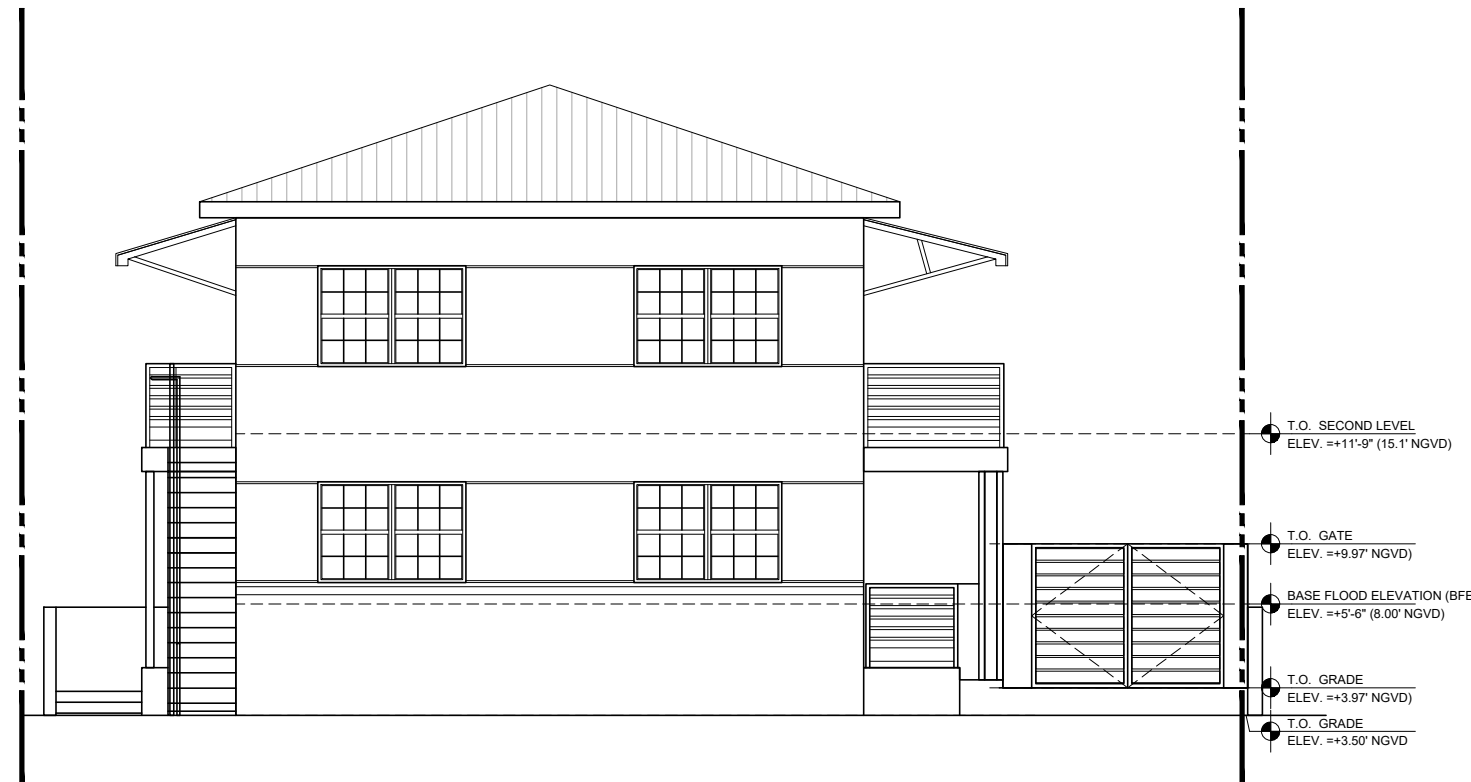
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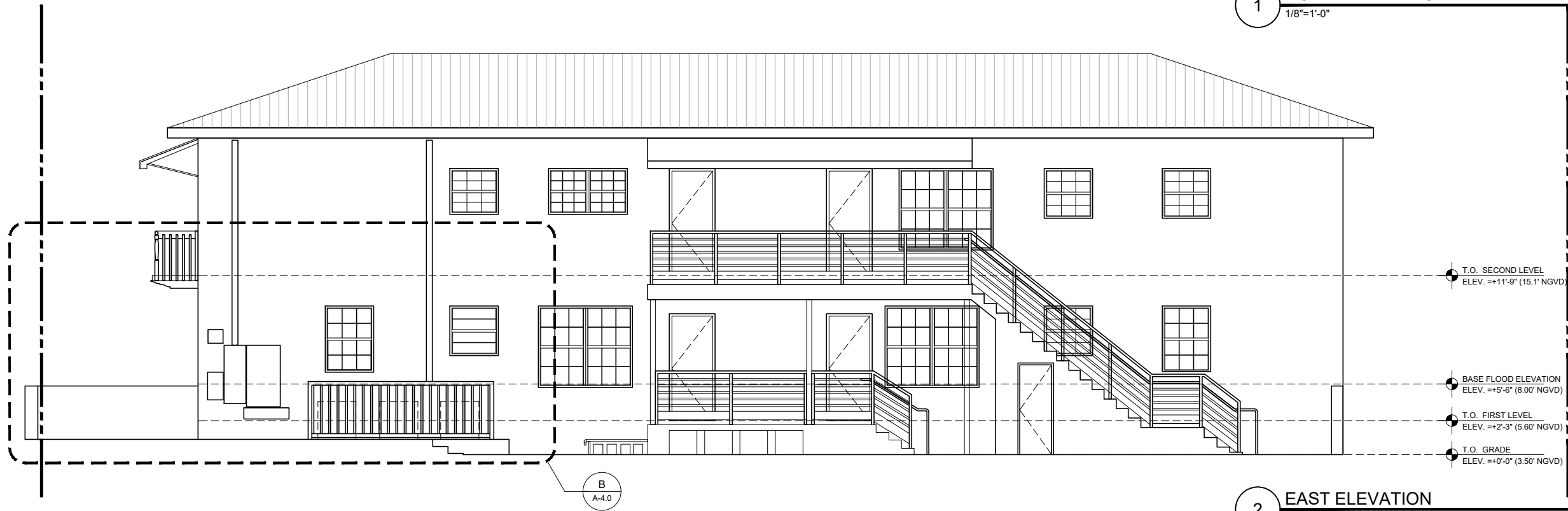
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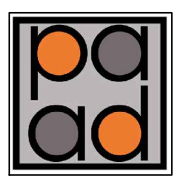


1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

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EXISTING EXTERIOR ELEVATIONS		
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3 SOUTH ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

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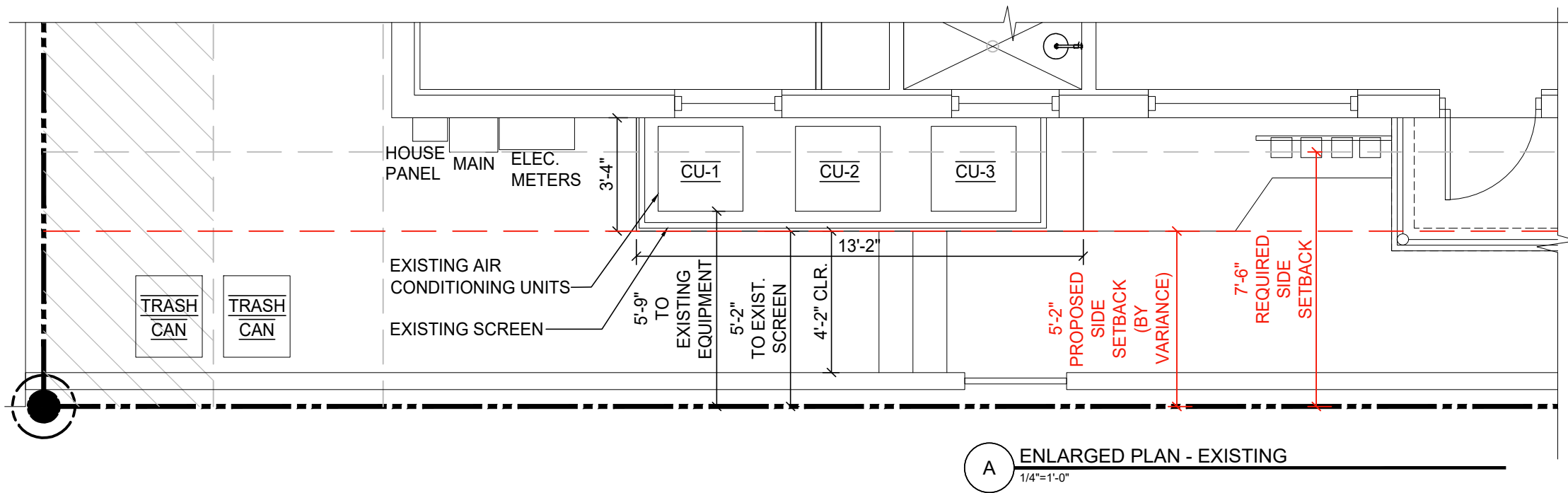
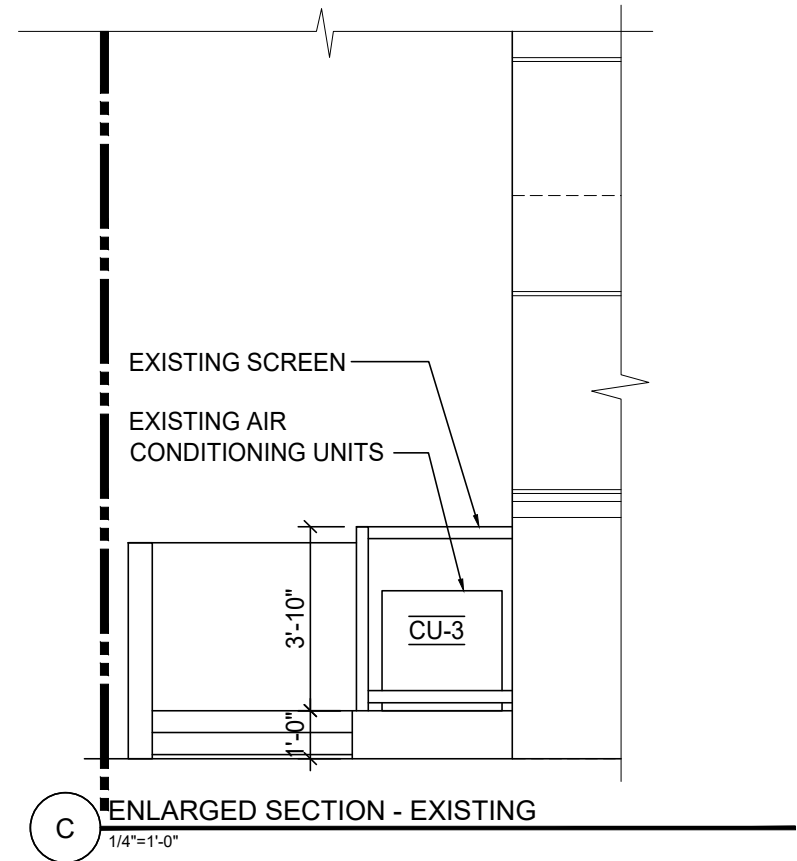
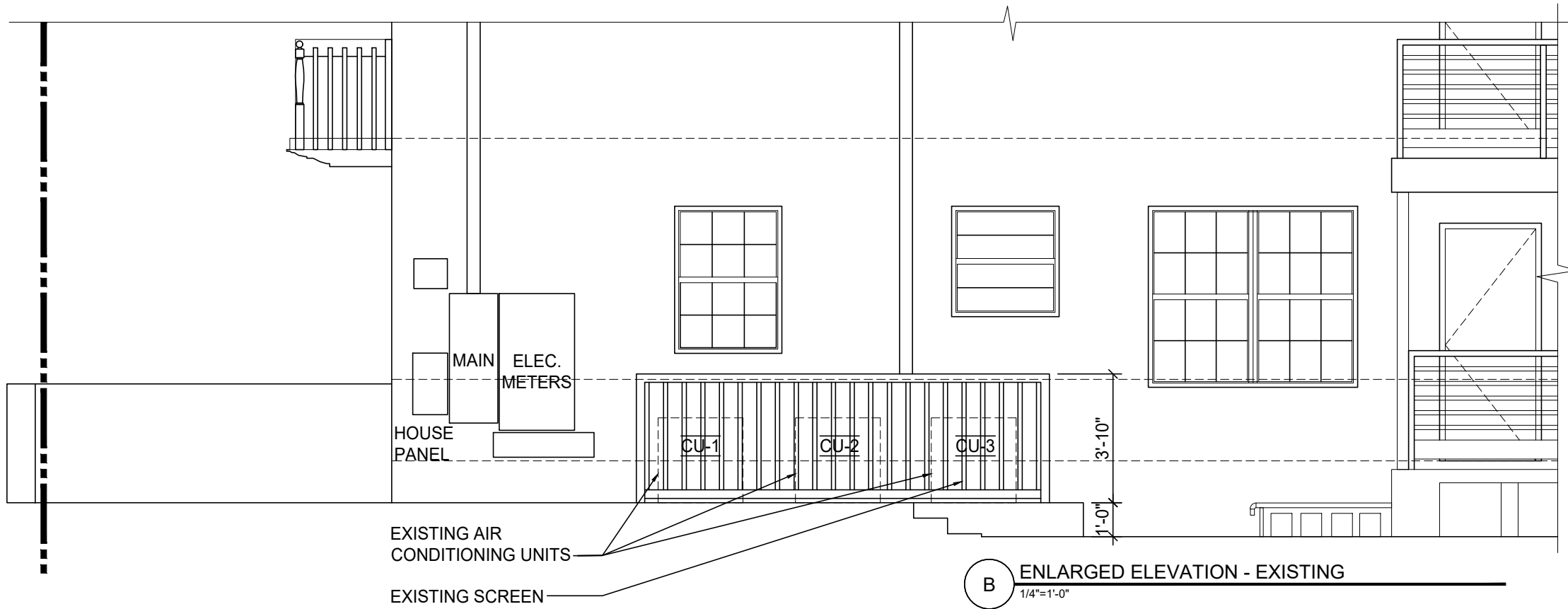
EXISTING EXTERIOR ELEVATIONS

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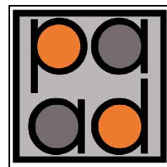
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ENLARGED PLAN / ELEVATION

drawing title.

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202322

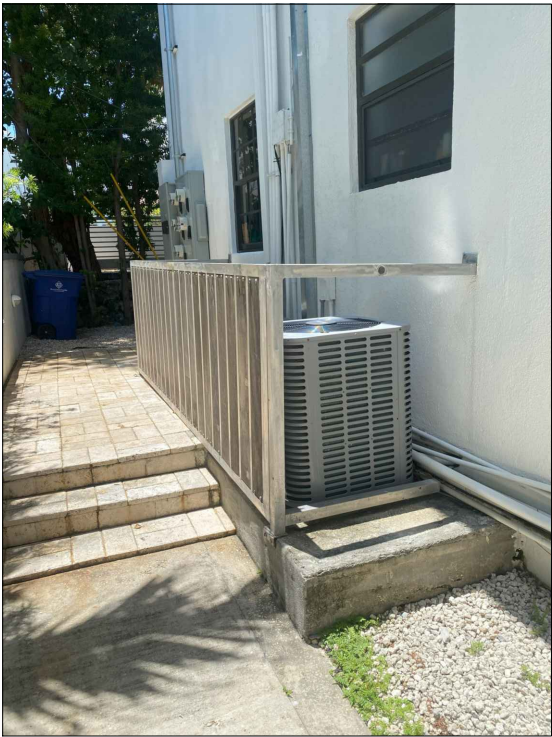
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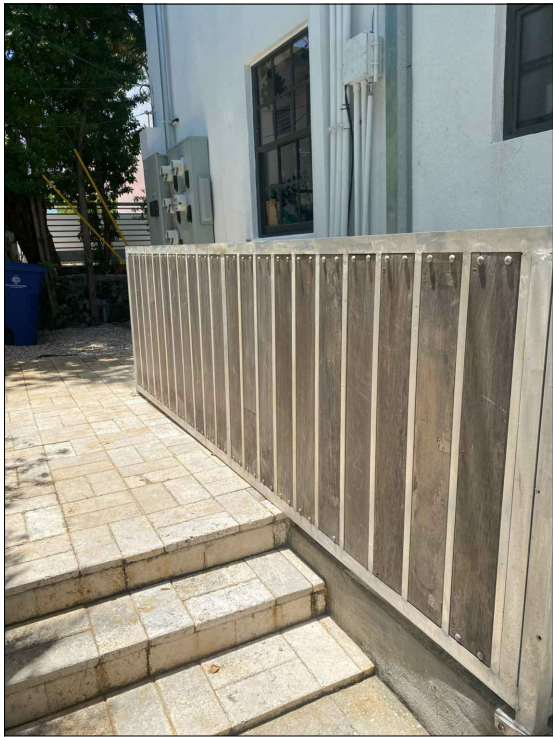
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VIEW #1



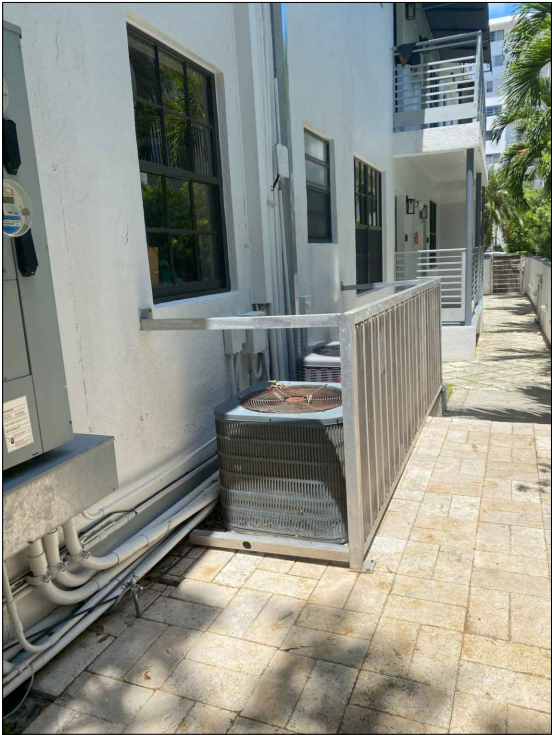
VIEW #2



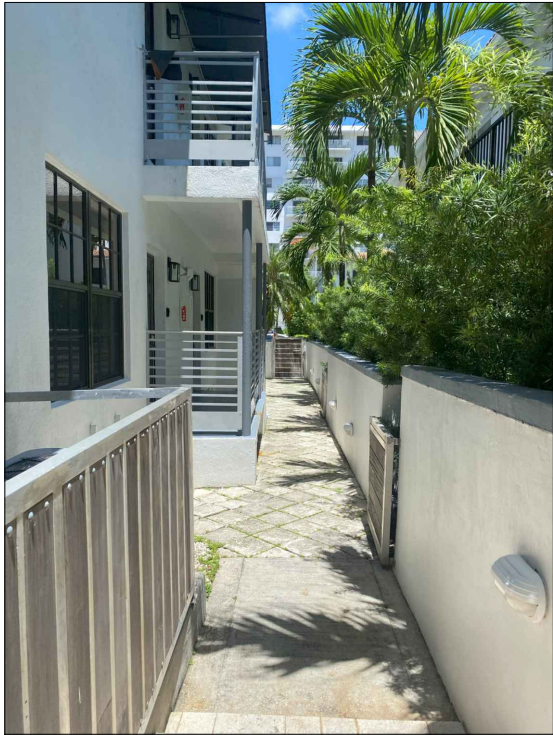
MATERIALS AND FINISHES

CLEAR/SILVER ANODIZED
ALUMINUM FRAME

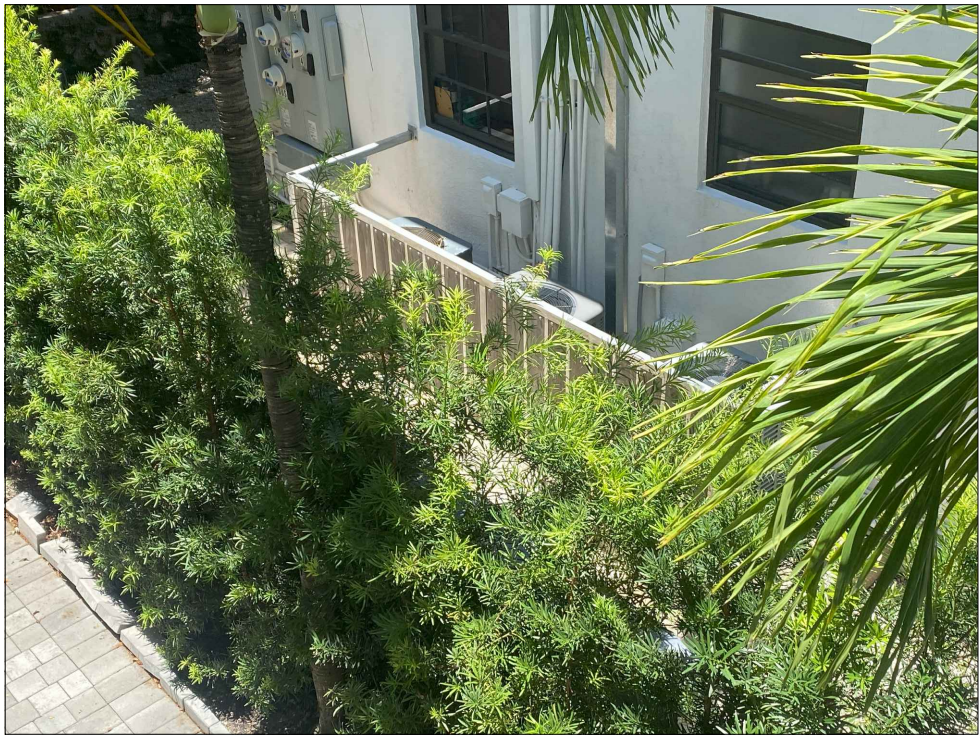
WOOD PANEL INSERTS



VIEW #3



VIEW #4



VIEW FROM EAST ADJACENT PROPERTY

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project address.

IMAGERY AND MATERIAL INFO

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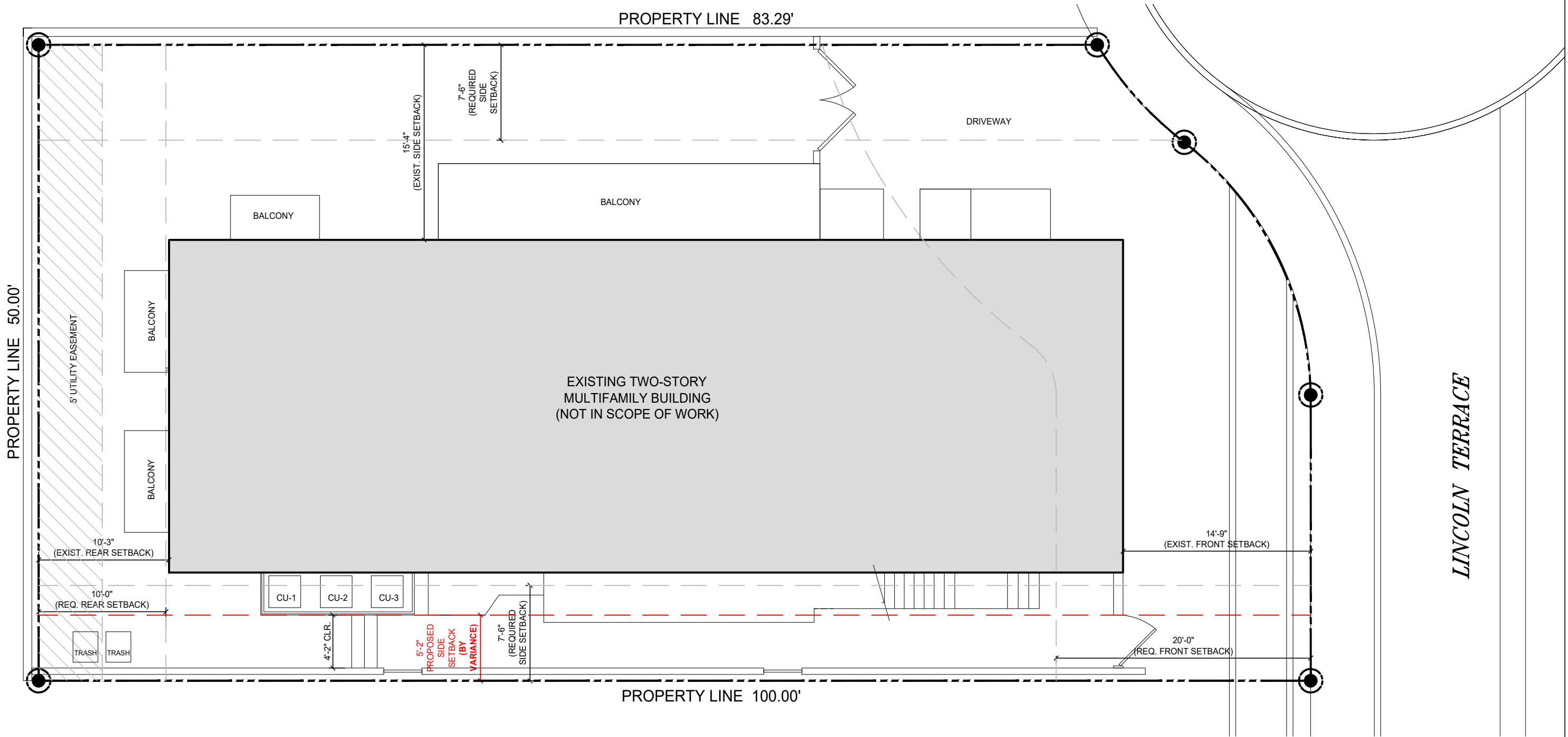
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1 VARIANCE DIAGRAM
1/8"=1'-0"

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