

1470 LINCOLN TERRACE

MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH

DRB File No. DBR24-1049

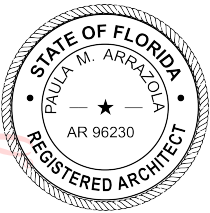
FINAL SUBMITTAL - 11/03/2024

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



Digitally signed by
Paula Arrazola
Date: 2024.11.01
'12:59:49 -04'00



PAULA M. ARRAZOLA
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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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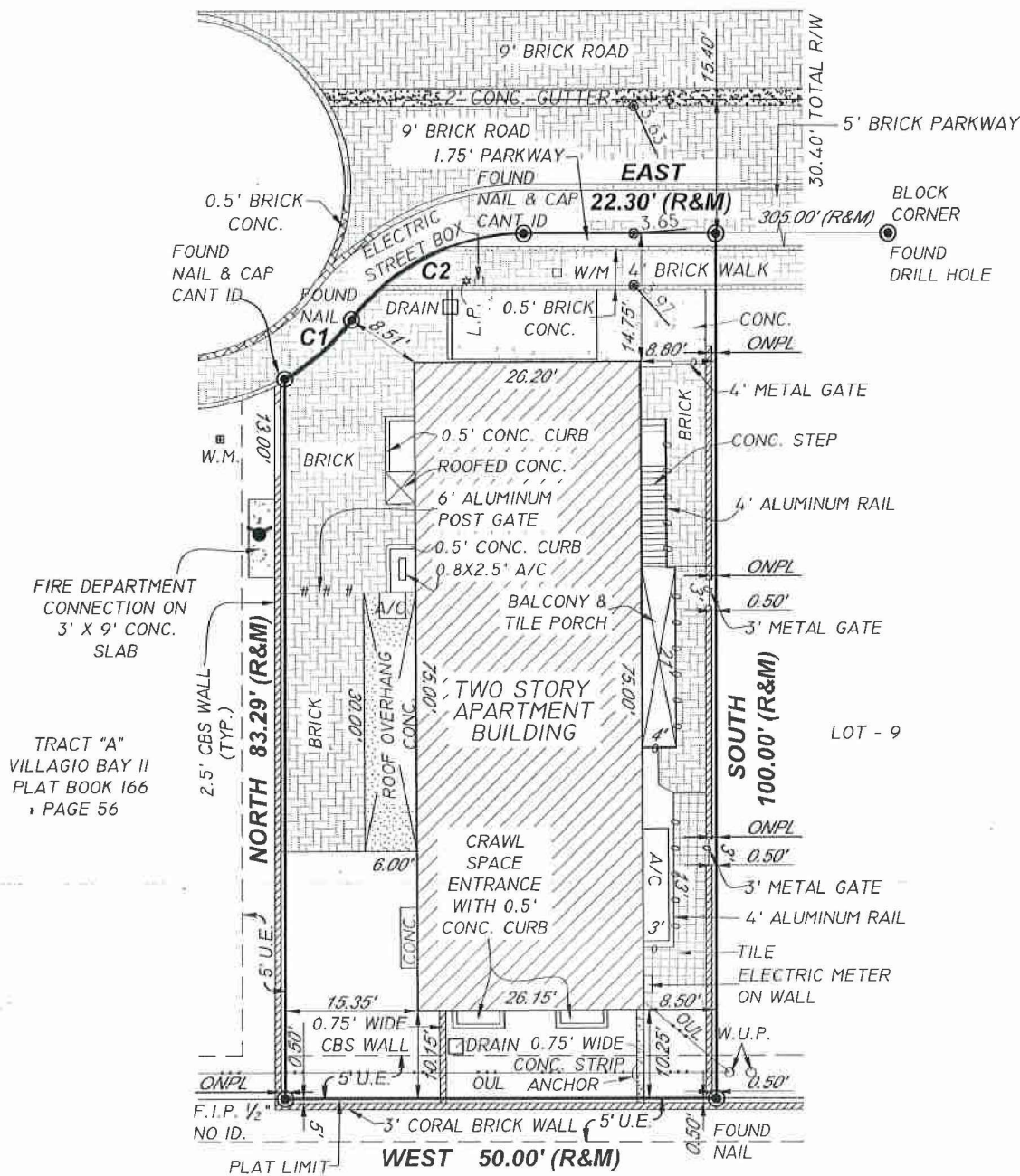
1470 LINCOLN TERRACE
project name.

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

DRAWING INDEX

drawing title.		
drawn by.	PA	A-1.0
project no.	202322	
date.	11/03/2024	
		drawing no.

LINCOLN TERRACE



C1
R=25.40'
L=10.38'
D=23°24'52"
T=5.26'
CH=10.31'
CHB=N48°48'43"E

C2
R=25.00'
L=23.08'
D=52°54'08"
T=12.44'
CH=22.27'
CHB=S63°33'08"W

TRACT "A"
VILLAGIO BAY II
PLAT BOOK 166
PAGE 56

BAY LINCOLN SUBDIVISION PLAT BOOK 58 PAGE 86

SURVEYOR'S NOTE:

THE REFLECTED SURVEY WAS PERFORMED ON THE FIELD DATE INDICATED TO THE OWNER(S) SHOWN. THE SUBJECT SURVEY CANNOT BE TRANSFERRED TO SUBSEQUENT OWNER(S) AND/OR ADDITIONAL INSTITUTIONS.

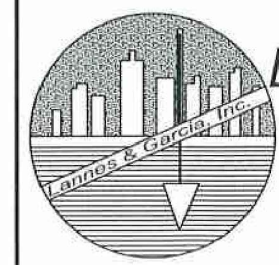
FLOOD ZONE: AE	PROPERTY OF: GUSTAF ARNOLDSSON
MAP & PANEL= 12086C0317	
COMMUNITY No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	
L.F. ELEV. = 5.60 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 3.50	
B.M. # CMB160R ELEV. = 3.37 NGVD 1929	(CITY OF MIAMI BEACH)
GARAGE ELEV.= N/A	
E.R.P.= 4.12	



A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

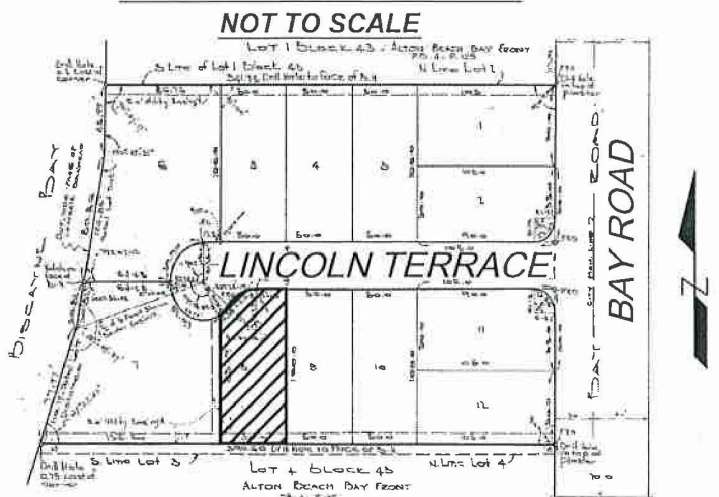
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530
166210-E
166210-D
166210-C

FIELD DATE: 06/11/2018 SCALE: 1" = 20' DRAWN BY: TT DWG. No.: 166210-B

LOCATION SKETCH



LEGAL DESCRIPTION:

LOT 8, "LINCOLN TERRACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF LINCOLN TERRACE = EAST

Francisco
F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D00000189
D5E92AF4001B3E6C,
cn=Francisco F Fajardo
Date: 2024.08.20 11:19:13 -04'00'

UPDATE: 08/16/2024
UPDATE: 05/25/2023
ORIGINAL FIELD DATE: 06/11/2018

LEGEND	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W.M. WATER METER
A/C AIR CONDITIONER	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
AVE. AVENUE	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BLVD. BOULEVARD	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
BM BENCH MARK	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
CATV. CABLE TELEVISION BOX	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
C.B. CATCH BASIN	L. ARC LENGTH	P.O.C. POINT OF REVERSE CURVATURE	
CBS CONCRETE BLOCK STRUCTURE	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CHB CHORD BEARING	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
CH CHORD DISTANCE	LB LICENSED BUSINESS	R RADIUS	
COR CORNER	LS LAND SURVEYOR	(R) RECORD	
CT COURT	(M) MEASURED	R.E. RIM ELEVATION	
CL CLEAR	NAVD NORTH AMERICAN VERTICAL DATUM	RAW RIGHT-OF-WAY	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T. TANGENT	
E.R.P. ELEVATION REFERENCE POINT	ONPL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	

SYMBOLS
CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
EXISTING GRADE ELEVATION
PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION

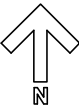
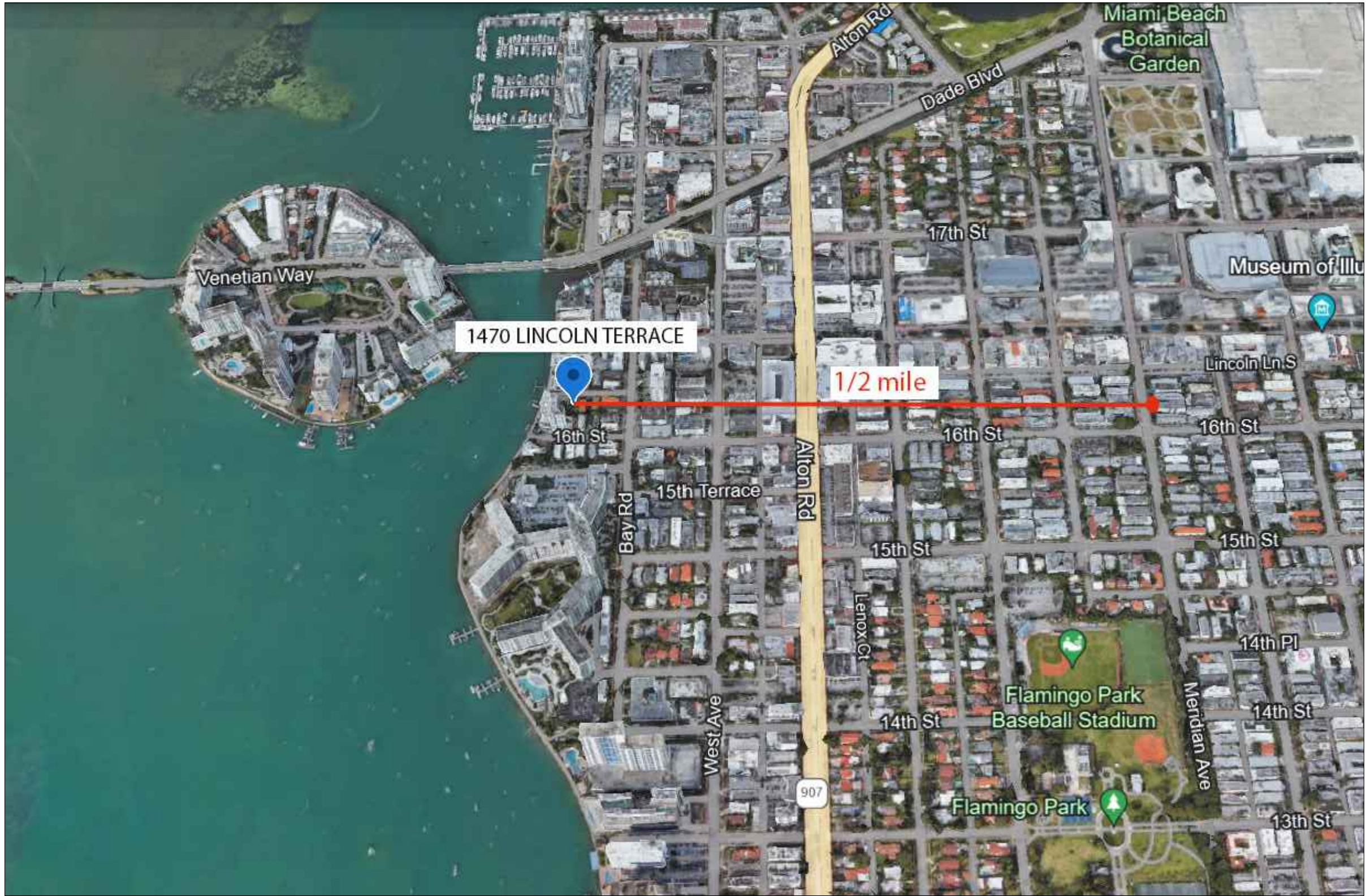
COMMERCIAL - ZONING DATA					
ITEM #	PROJECT INFORMATION				
1	Address: 1470 Lincoln Terrace, Miami Beach, FL 33139	Folio number(s):	02-3233-008-0080	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,600 SF
3	Located within a Local Historic District (Yes 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	A-1.2
		project no.	202322	
		date.	11/03/2024	
project address.		drawing no.		
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1

OVERALL SITE PLAN
N.T.S.

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1470 LINCOLN TERRACE

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MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080

project address.

CONTEXT LOCATION MAP

drawing title.

drawn by.

PA

project no.

202322

date.

11/03/2024

A-1.3

drawing no.

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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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1470 LINCOLN TERRACE
project name.

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

CURRENT SITE IMAGES

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project no.	202322	
date.	11/03/2024	
drawing no.		
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07

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.



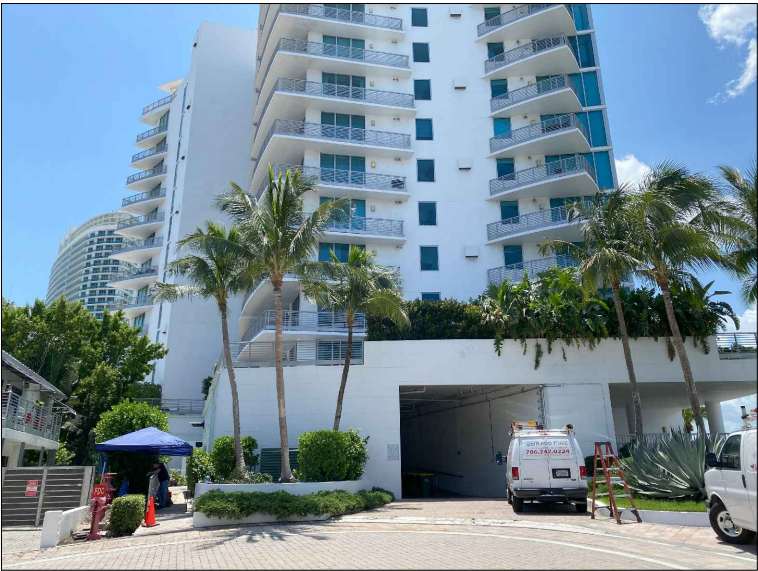
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1450 LINCOLN TERRACE
SCALE: N.T.S.



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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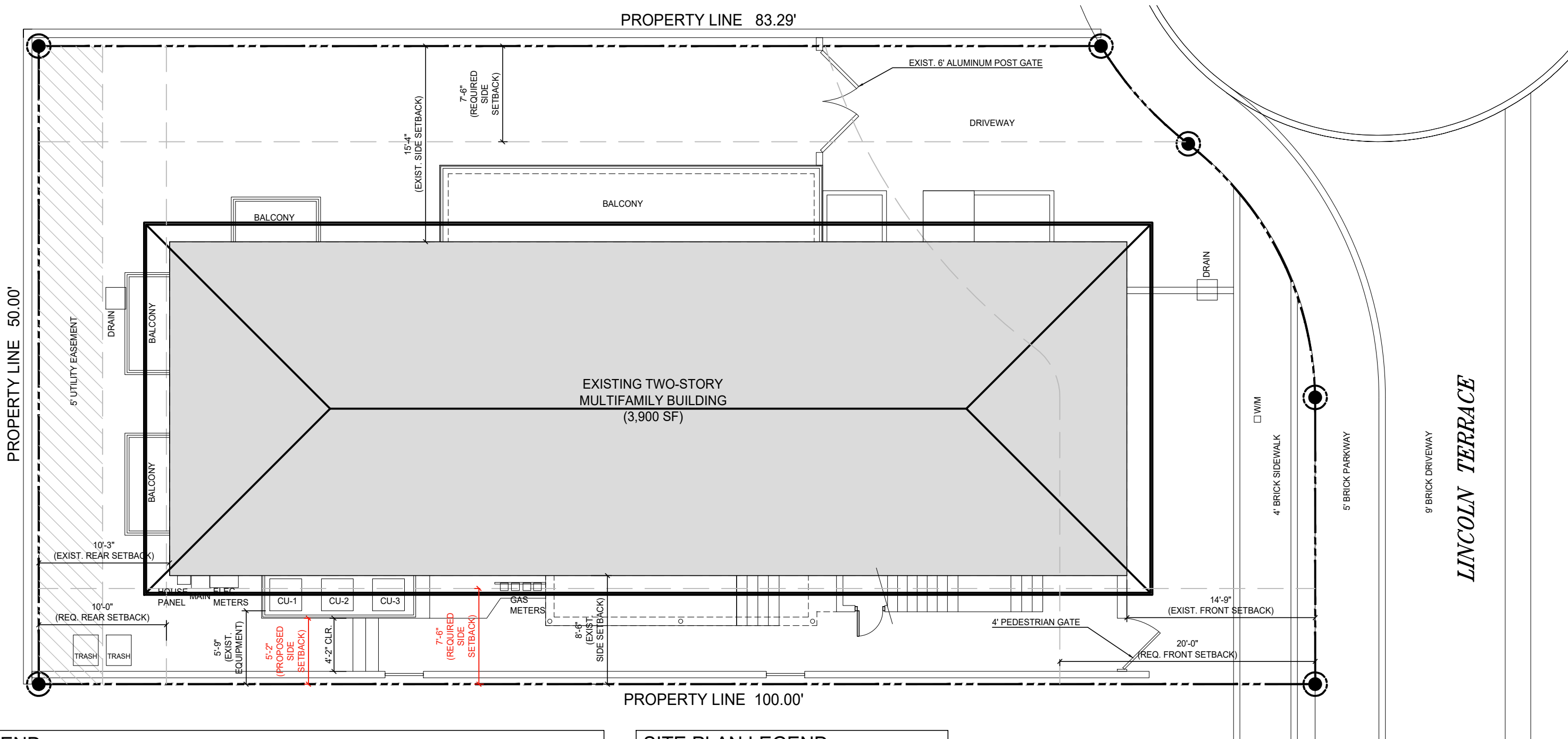
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11/03/2024

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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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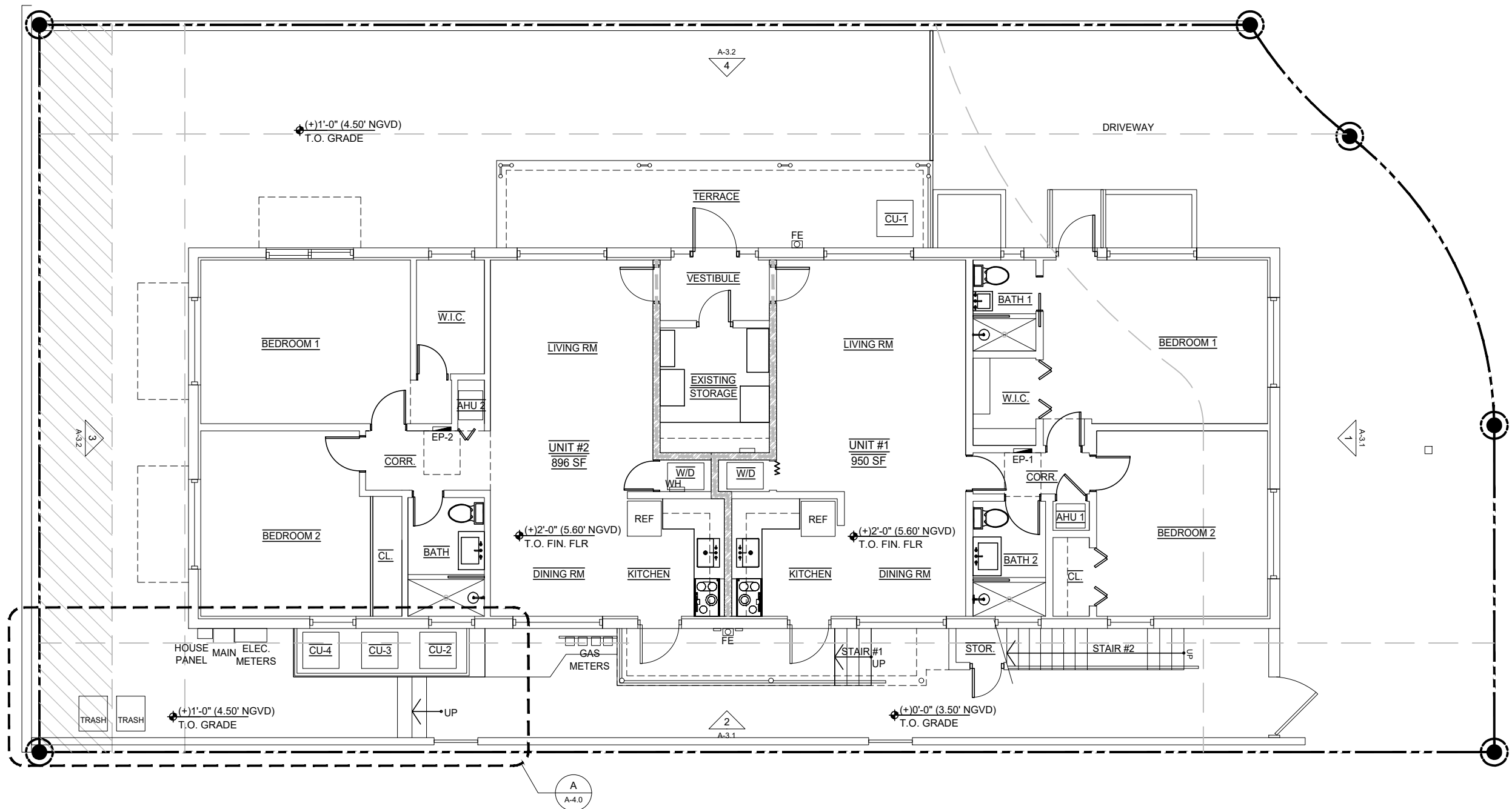
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11/03/2024

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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"

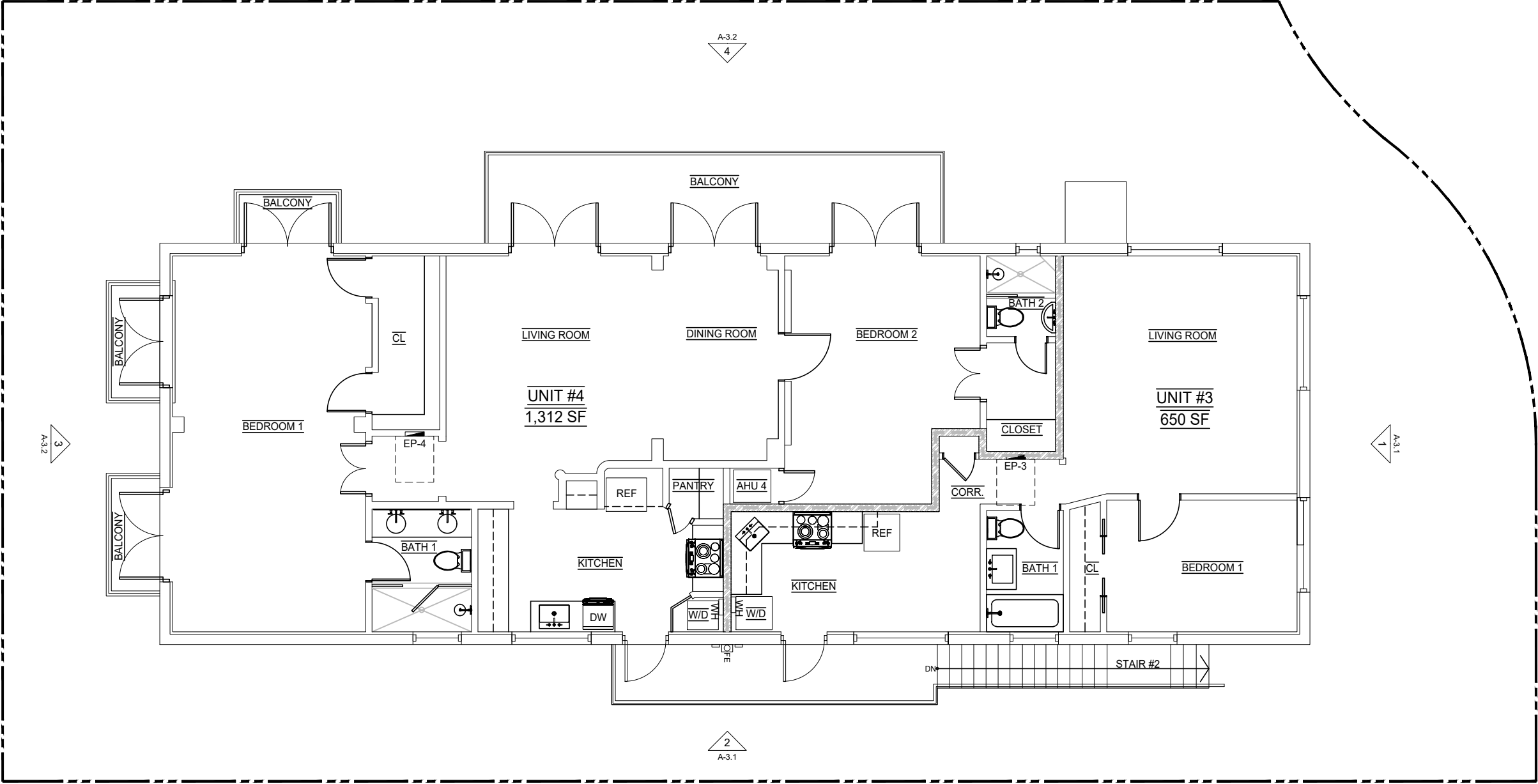
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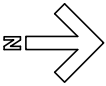
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project address.

FIRST FLOOR PLAN		
drawing title.		
drawn by.	PA	A-2.1
project no.	202322	
date.	11/03/2024	
drawing no.		
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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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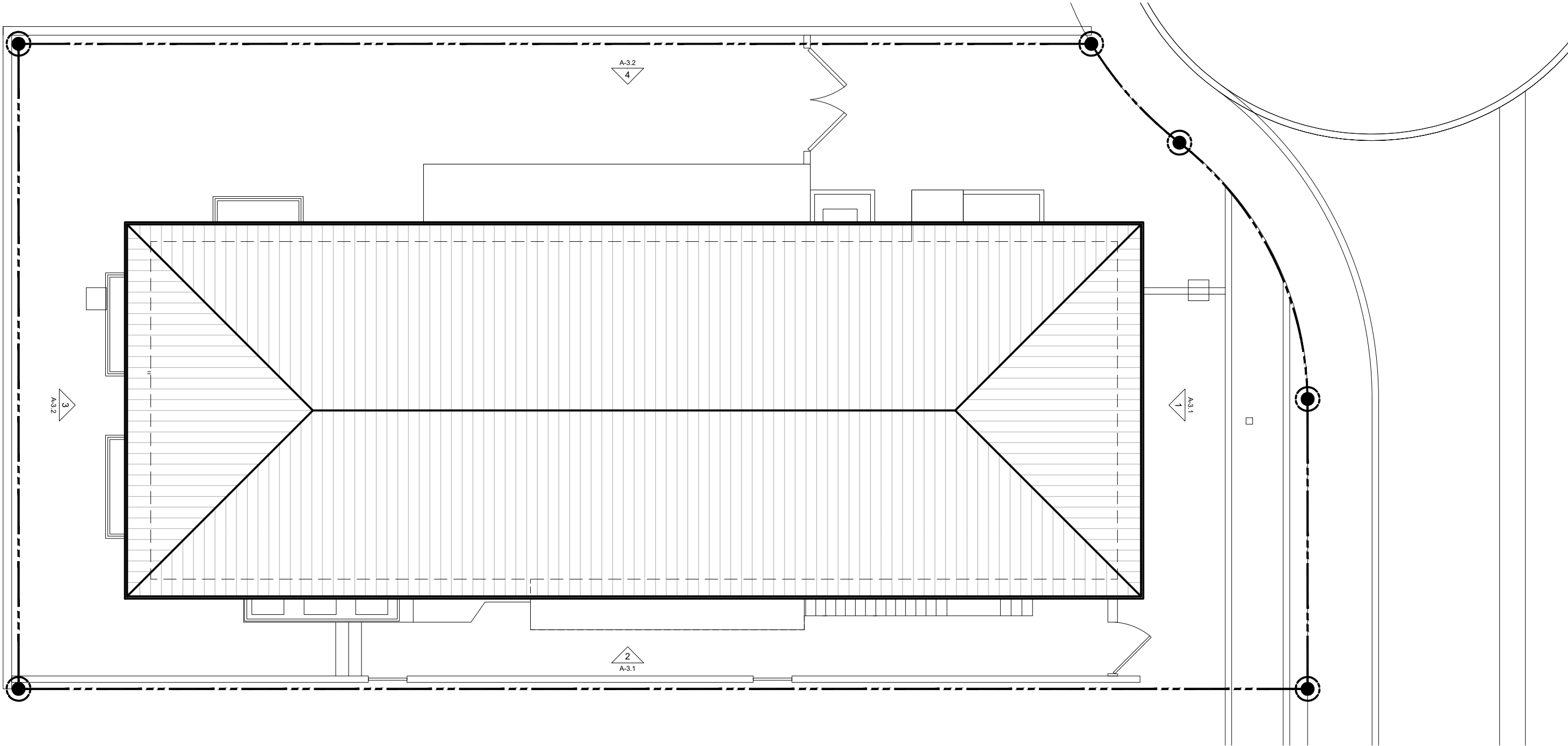
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SECOND FLOOR PLAN

drawing title.

drawn by.	PA	A-2.2
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		drawing no.
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1 ROOF PLAN
1/8"=1'-0"

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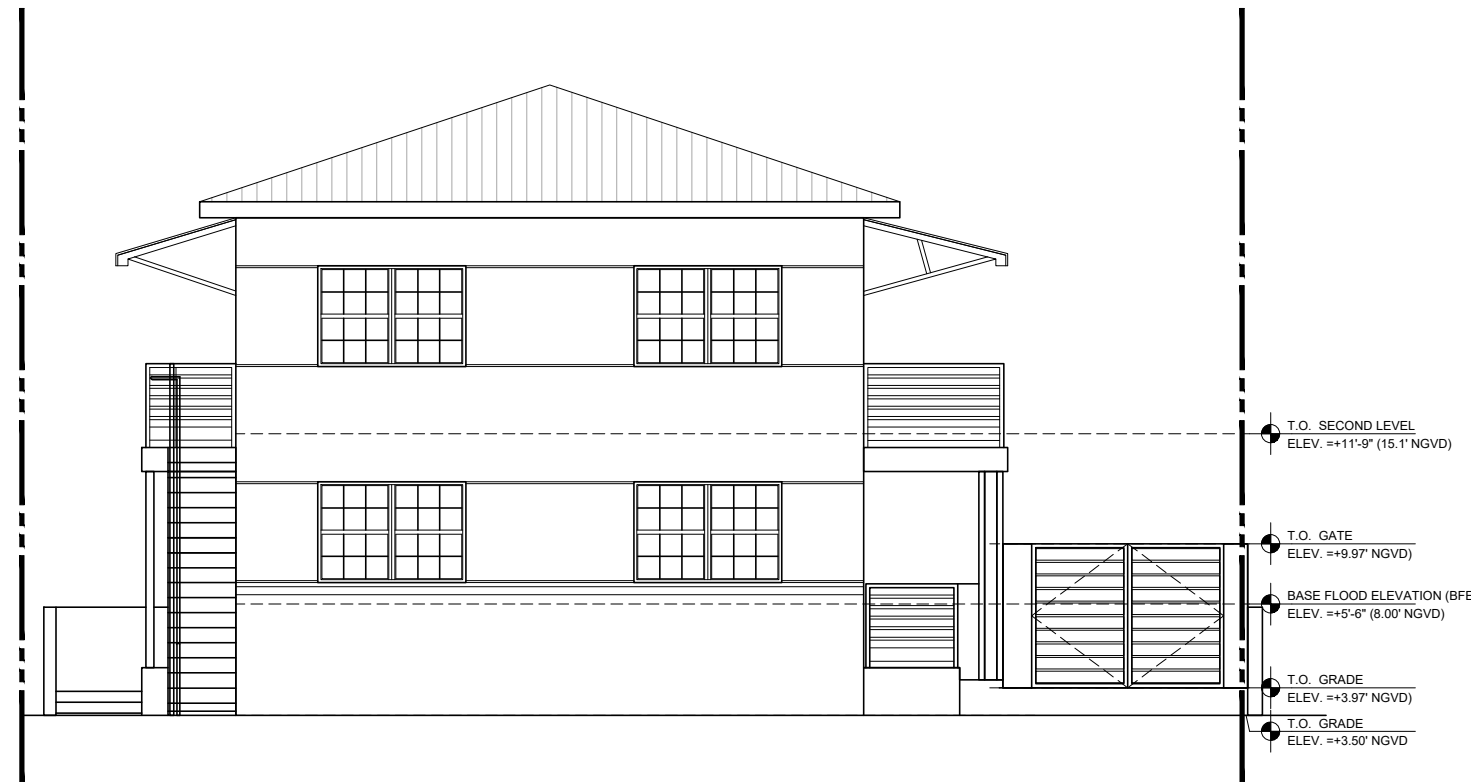
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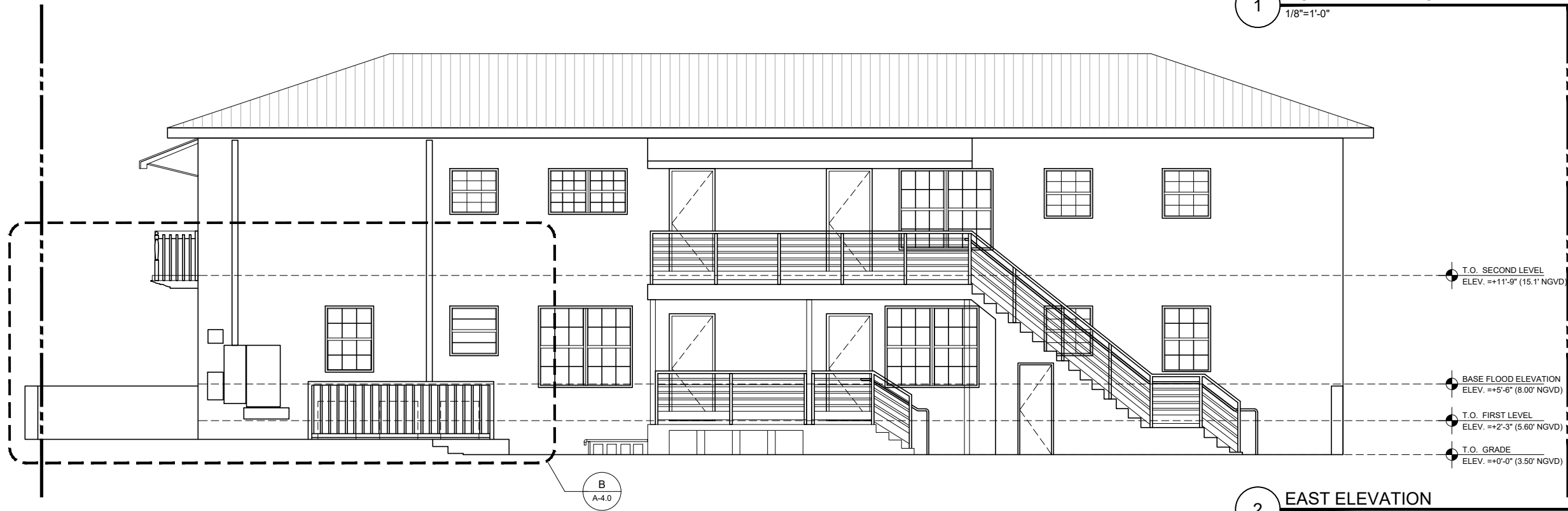
ROOF PLAN

drawing title.		
drawn by.	PA	A-2.3
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		drawing no.

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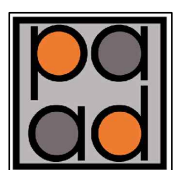


1 NORTH ELEVATION
1/8"=1'-0"



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

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EXISTING EXTERIOR ELEVATIONS		
drawing title.		
drawn by.	PA	A-3.1
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3 SOUTH ELEVATION
1/8"=1'-0"



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

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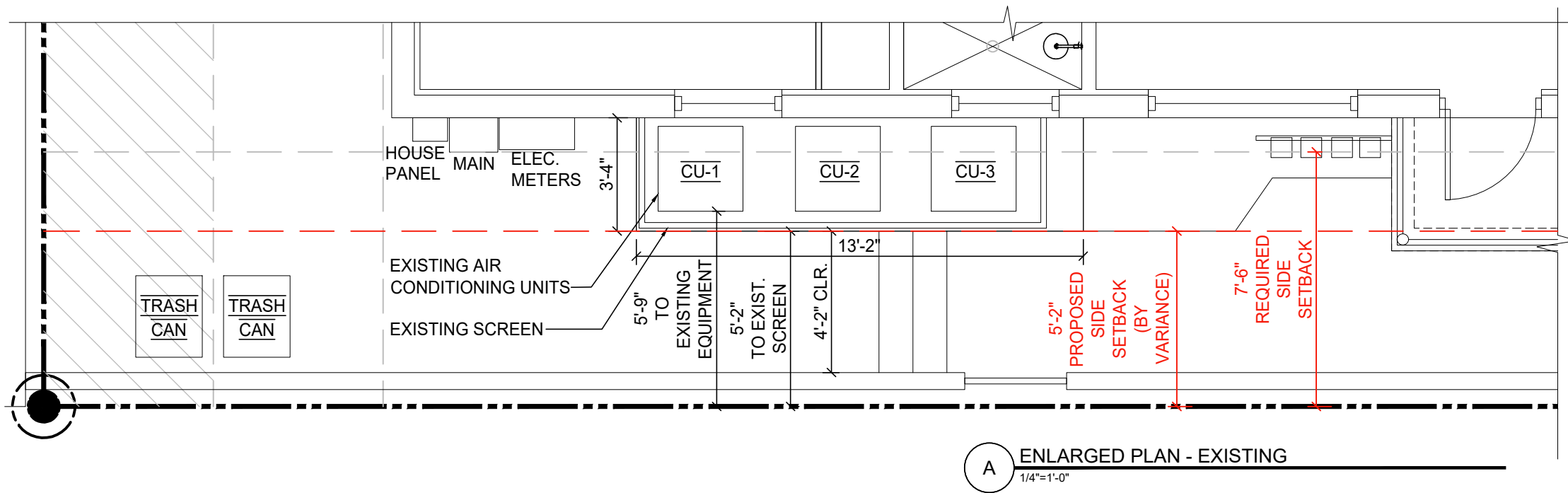
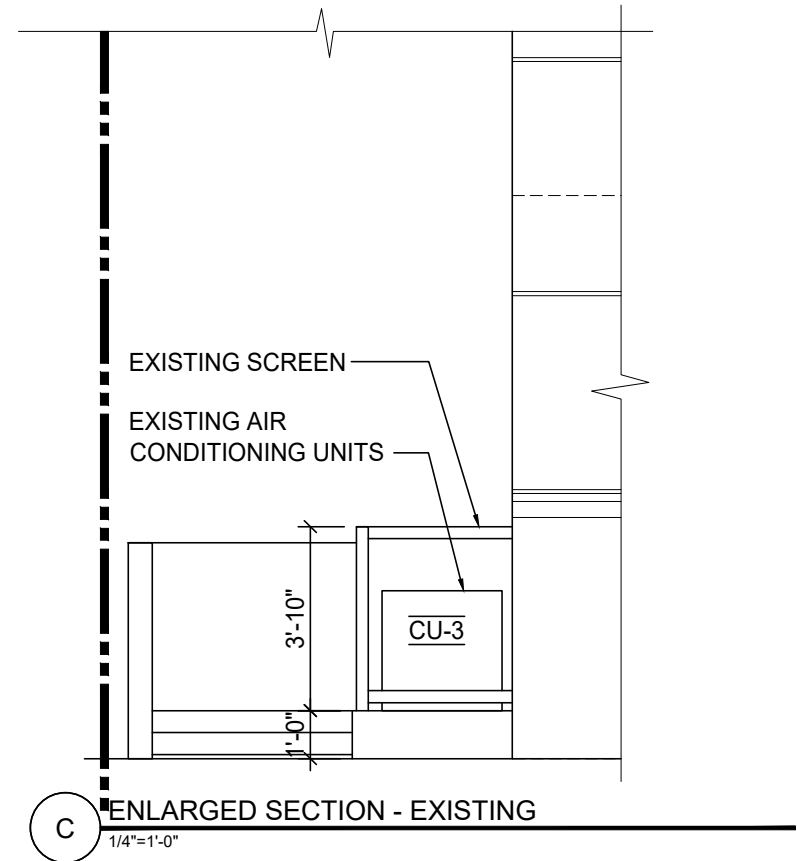
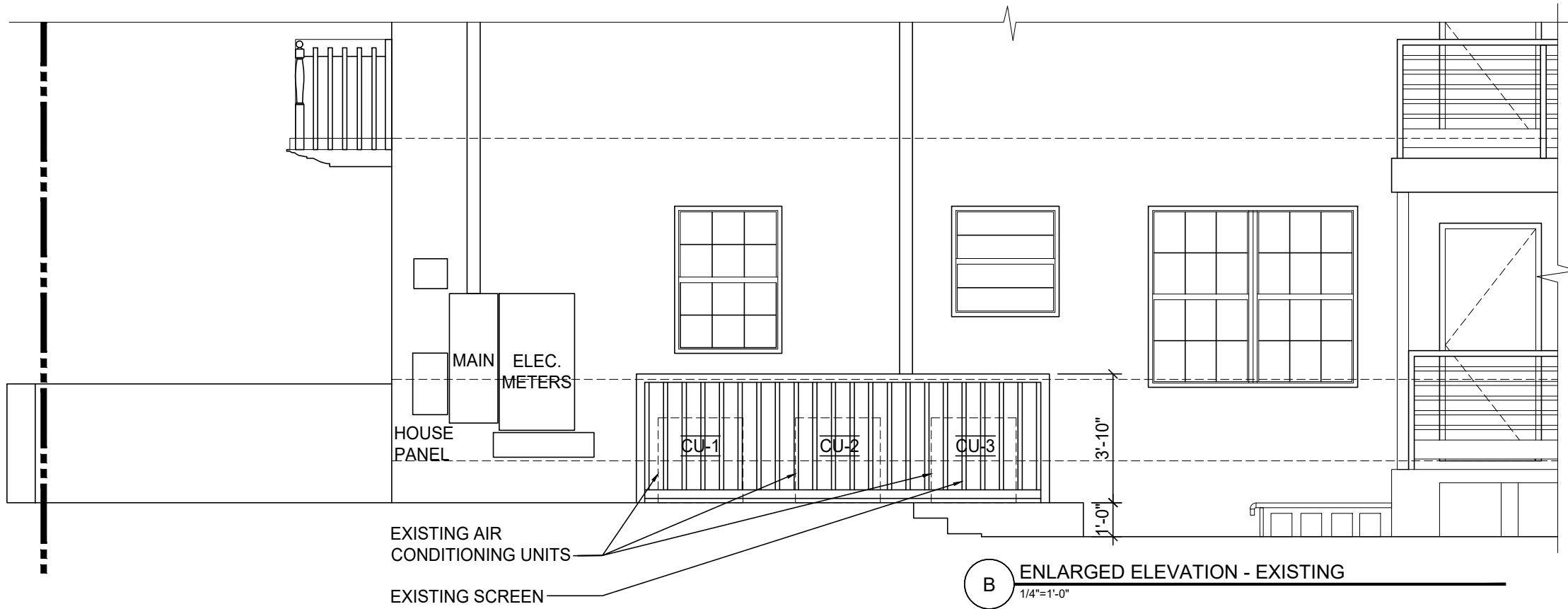
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FOLIO#: 02-3233-008-0080
project address.

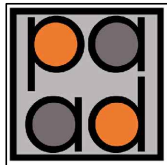
EXISTING EXTERIOR ELEVATIONS

drawing title.		
drawn by.	PA	A-3.2 drawing no.
project no.	202322	
date.	11/03/2024	

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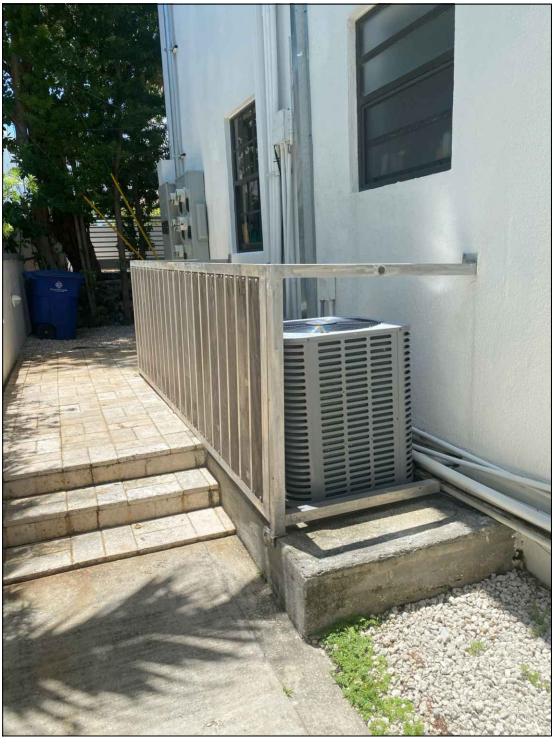
Paula Arrazola, RA
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AR96230
305.775.1444
paulaa@paad-inc.com

1470 LINCOLN TERRACE
project name.

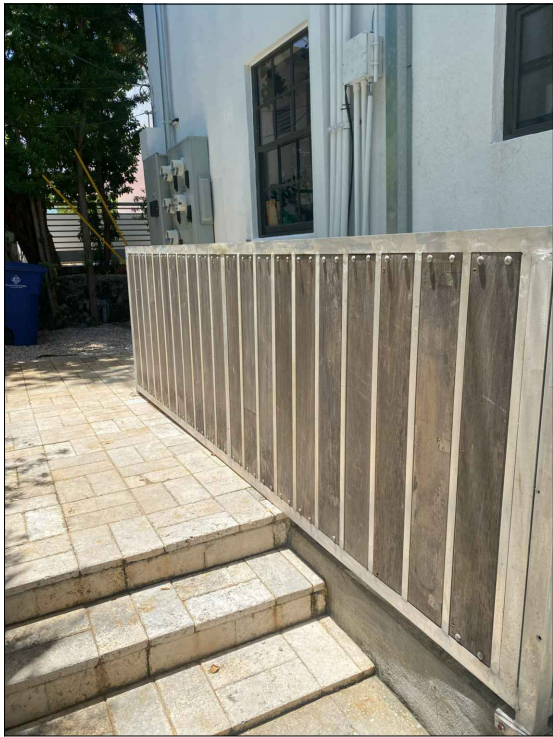
1470 LINCOLN TERRACE
MIAMI BEACH, FL 33139
FOLIO#: 02-3233-008-0080
project address.

ENLARGED PLAN / ELEVATION

drawing title.		
drawn by.	PA	A-4.0
project no.	202322	
date.	11/03/2024	
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VIEW #1



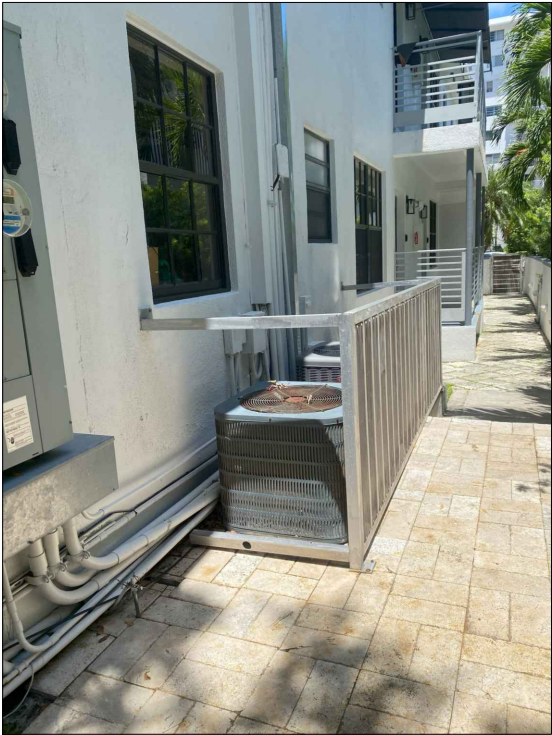
VIEW #2



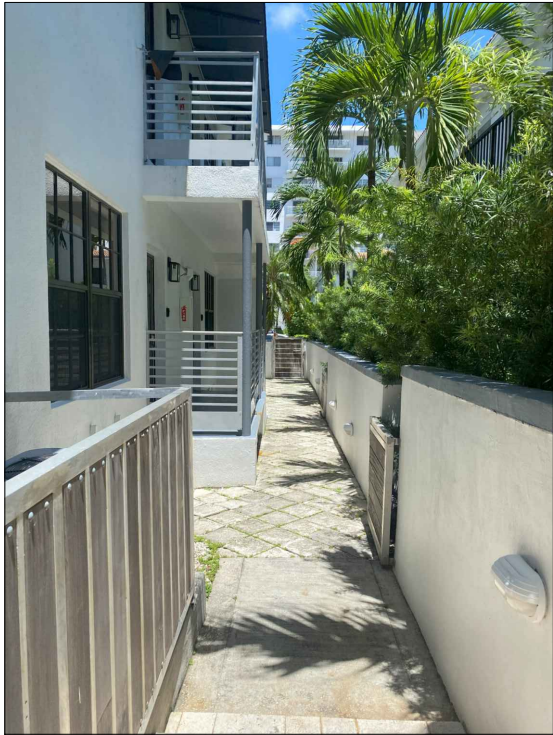
MATERIALS AND FINISHES

CLEAR/SILVER ANODIZED
ALUMINUM FRAME

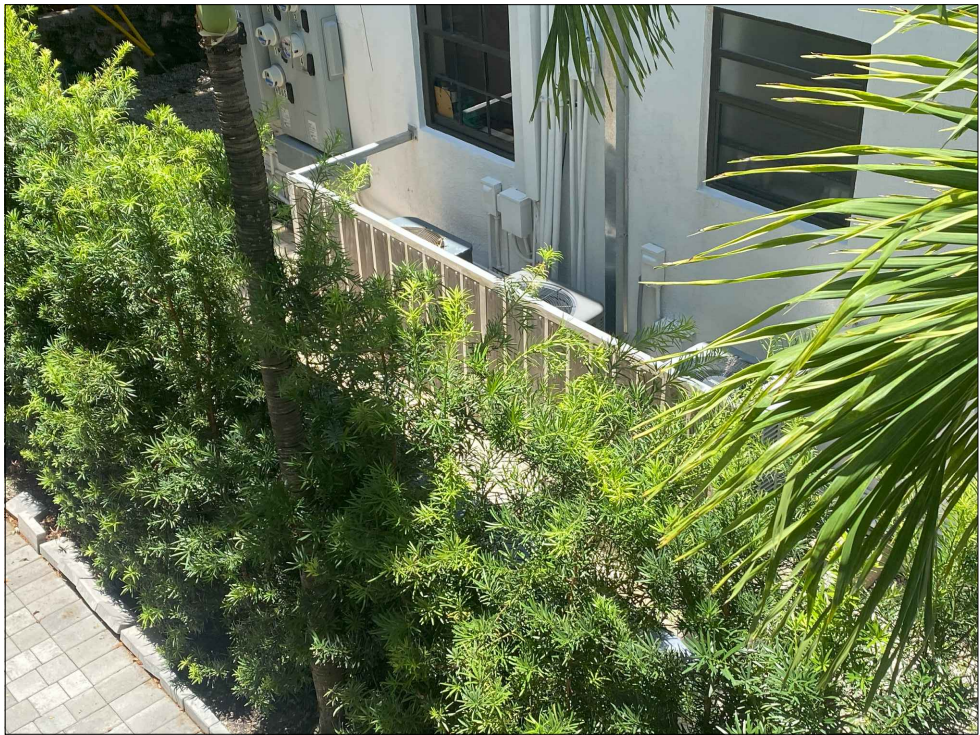
WOOD PANEL INSERTS



VIEW #3



VIEW #4



VIEW FROM EAST ADJACENT PROPERTY

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FOLIO#: 02-3233-008-0080

project address.

IMAGERY AND MATERIAL INFO

drawing title.

drawn by.

PA

project no.

202322

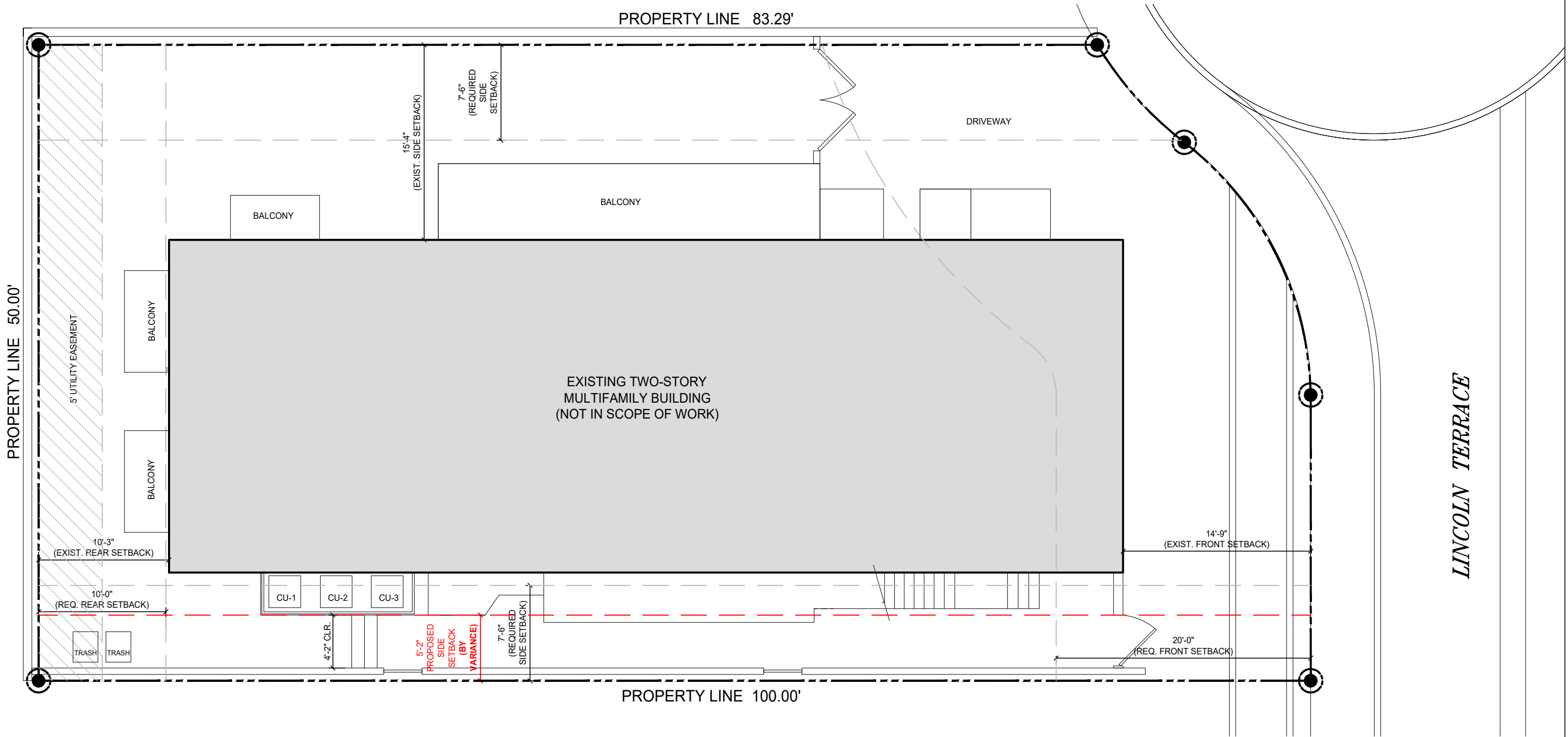
date.

11/03/2024

A-5.0

drawing no.

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

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VARIANCE DIAGRAM		
drawing title.		
drawn by.	PA	A-6.0
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date.	11/03/2024	
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