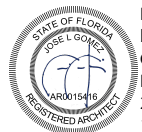




NOLI

MIAMI BEACH



Digitally signed
by Jose L
Gomez
Date:
2026.04.04
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DESIGN REVIEW BOARD 26-1162
FINAL SUBMITTAL APRIL 5, 2026

PROJECT TEAM

DESIGN ARCHITECT	TOUZET STUDIO
ARCHITECT OF RECORD	B.G. ARCHITECTS
LANDSCAPE ARCHITECT	GSLA DESIGN
CIVIL ENGINEER	KIMLEY HORN
LIGHTING DESIGN	TOUZET STUDIO & GSLA DESIGN

DRAWING INDEX

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A0.1	DRAWING INDEX	LA-100-103	PLANTING PLAN - TREE CANOPY
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A0.11-13	SITE VIEWS		
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A1.1	NORTH LINCOLN LANE VISION	LARCH-1	LIGHTING STRATEGY - LINCOLN LANE
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		LA-304-305	LIGHTING CUT SHEETS
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A1.7-8	DEMOLITION PLAN & ELEVATION		
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A1.15-16	ELEVATIONS - EAST & WEST		
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A1.18-19	RENDERINGS		
	NORTH FACADE - NOLI		
A1.20-23	ELEVATIONS - NORTH FACADE		
A1.24	LINCOLN LANE MATERIAL PALETTE		
A1.25	PROPOSED HARDSCAPE PLAN		
A1.26	RENDERING		

NoLi District - Project Scope



Illustrating areas under DRB review and adjacent buildings (shown for context and not in scope)

1 North Lincoln Lane

Adaptive Reuse of Alley

- Extensive hardscape and landscape improvements
- Street furniture and benches
- Fountain and shade
- Clean up and refresh existing facades
- Add new kiosks and pop-up activations
- Add new storefronts to Lincoln Road side of alley (under HPB submittal)

2 723 Lincoln Lane

- Add planters and green roof to existing canopy
- Add landscape trellis columns with integrated lighting
- Create smaller boutique storefronts opening up to Lincoln Lane
- Add new doors, blade signs, entry details, and planting

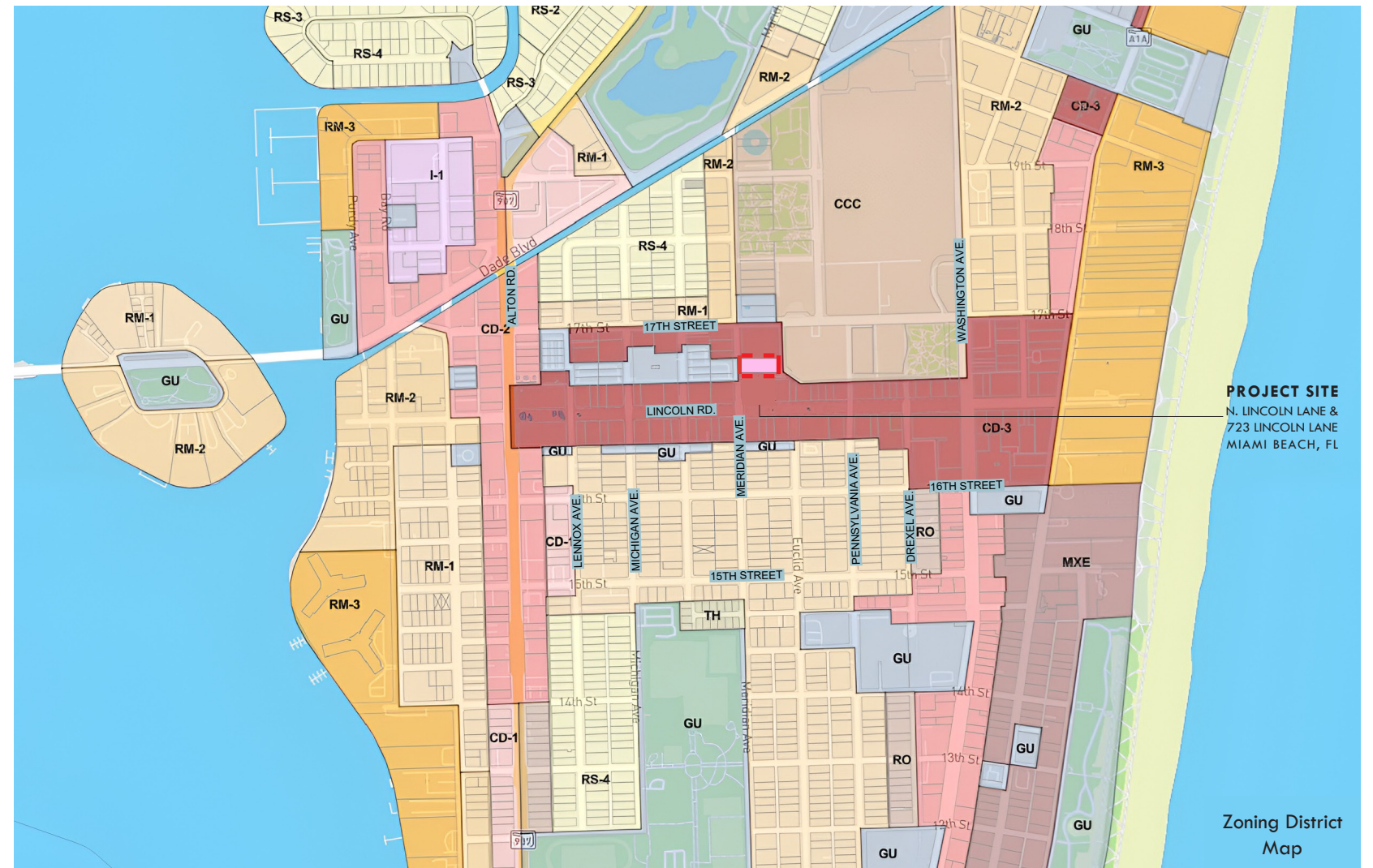
3 749 Lincoln Road (for Context only)

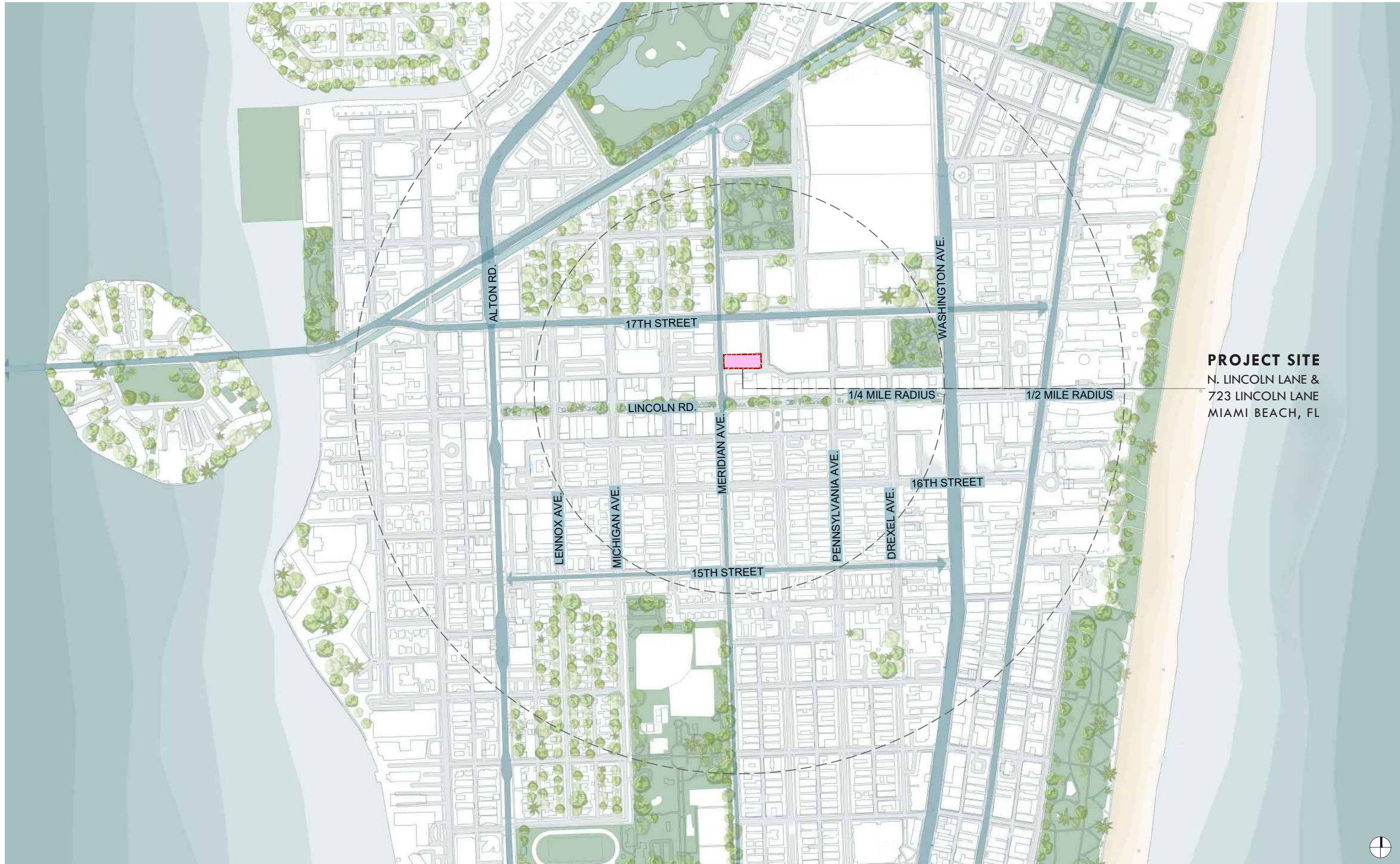
- Add more landscaping to sidewalk
- Add vegetation and vines to facades
- Via NoLi shown for context only - subject to HPB review and approval

COMMERCIAL - ZONING DATA SHEET

Project Information	
1	ADDRESS: 723 N LINCOLN LN. FOLIO(S) / AREAS: 02-3234-007-0520
2	TOTAL LOT AREA (SQ.FT.): ACRES 0.46 SQ.FT. 19,912.00
3	ZONING DISTRICT CD-3 - COMMERCIAL HIGH INTENSITY
3	LOCATED WITHIN A HISTORIC DISTRICT NO
4	INDIVIDUAL HISTORIC SITE (YES OR NO): NO
5	YEAR BUILT: 2017
6	BASE FLOOD ELEVATION (IN NGVD): AE 8.0' NGVD
6	GRADE VALUE IN NGVD: 5.15' NGVD (3.60' NAVD88)
6	ADJUSTED GRADE ((BFE+GRADE) / 2): 6.575' NGVD (5.025' NAVD88)
7	LOT WIDTH: 234'-0"
8	LOT DEPTH: 87'-6"
9	PROPOSED USE: MIXED USE COMMERCIAL
10	PROPOSED ACCESORY USE: N/A
11	SIGNED AND SEALED LANDSCAPE PLANS: YES
ZONING INFORMATION / CALCULATION	
12	FLOOR AREA RATIO (FAR / SQ. FT.) Required: 2.25 Existing: 2.25 Proposed: 2.25 Deficiencies: N/A
13	MAXIMUM DENSITY (DUA = 150) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
14	BUILDING HEIGHT Required: 75'-0" Existing: 73'-11" Proposed: EXISTING Deficiencies: N/A
14	NUMBER OF STORIES Required: 7 Existing: 3 Proposed: EXISTING Deficiencies: N/A
15	AT GRADE PARKING LOT ON SAME LOT Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
a	FRONT SETBACKS Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
b	SIDE INTERIOR SETBACK Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
c	SIDE FACING STREET SETBACK Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
d	REAR SETBACK Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
16 SUBTERRENEAN, PEDESTAL & TOWER	
a	FRONT SETBACK (LINCOLN RD) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
b	SIDE FACING STREET SETBACK (MERIDIAN) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
c	SIDE INTERIOR SETBACK Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
e	REAR SETBACK (LINCOLN LANE) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
17 MINIMUM UNIT SIZE	
a	NEW CONSTRUCTION Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
b	REHABILITATED BUILDINGS Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
c	HOTEL UNIT Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
18 AVERAGE UNIT SIZE	
a	NEW CONSTRUCTION Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
b	REHABILITATED BUILDINGS Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
c	HOTEL UNIT Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
20	REQUIRED OPEN-SPACE RATIO (RPS, CPS) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
21	PARKING (Tier 3a) Required: N/A Existing: N/A Proposed: N/A Deficiencies: N/A
22	LOADING Required: N/A (*) Existing: N/A Proposed: N/A Deficiencies: N/A

(*) No increase in FAR is being proposed with this application.





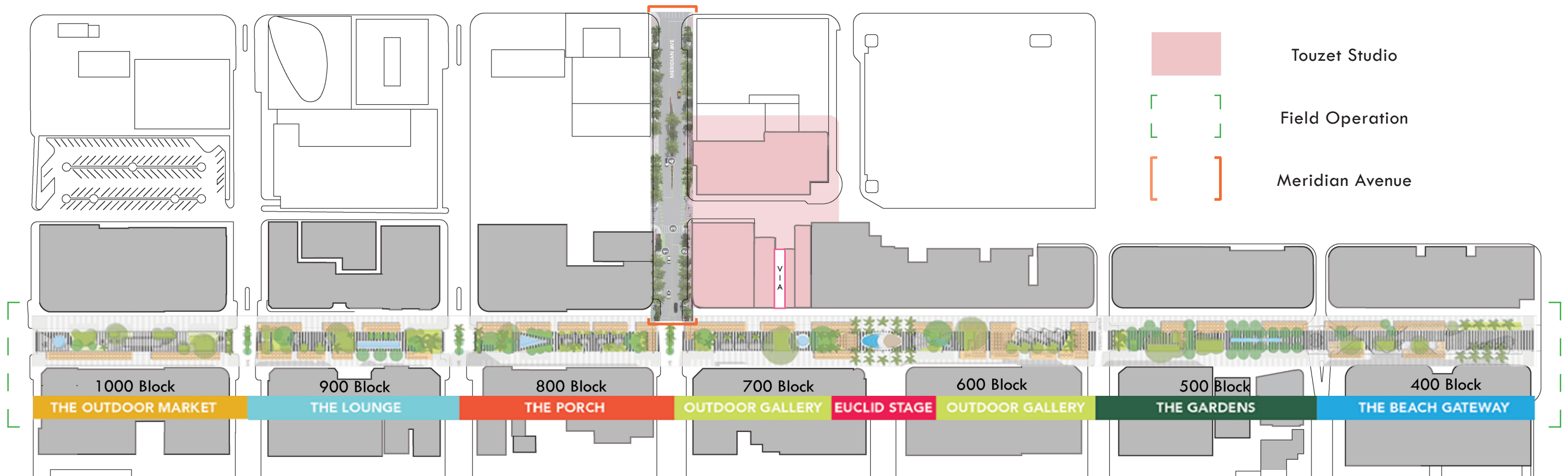
PROJECT SITE
 N. LINCOLN LANE &
 723 LINCOLN LANE
 MIAMI BEACH, FL



SITE LOCATION

A0.5

LINCOLN ROAD CAPITAL IMPROVEMENT PROJECTS





LOCATION MAP



A. LINCOLN LANE (NORTH FACADE)



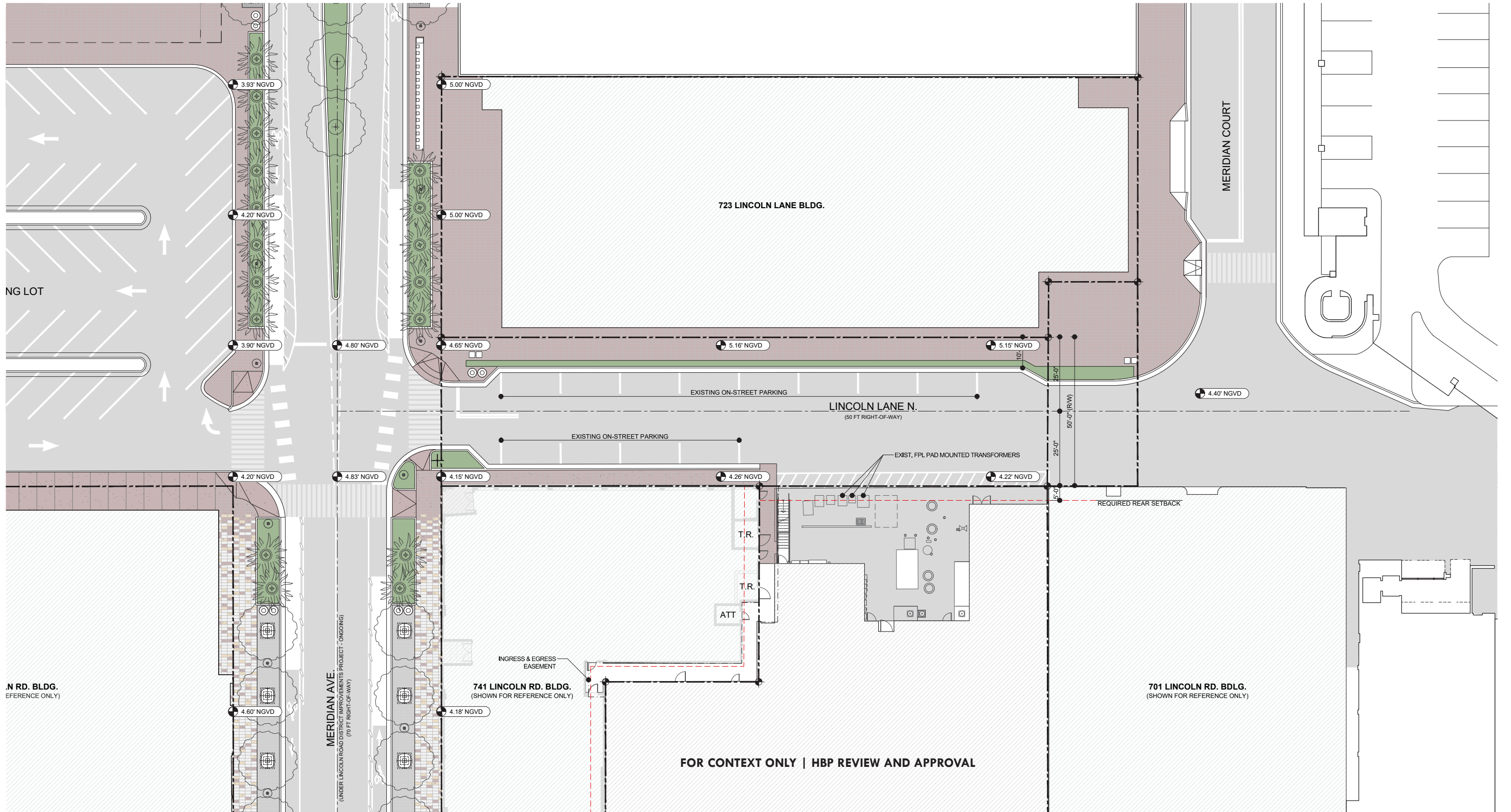
B. MERIDIAN AVENUE FACADE

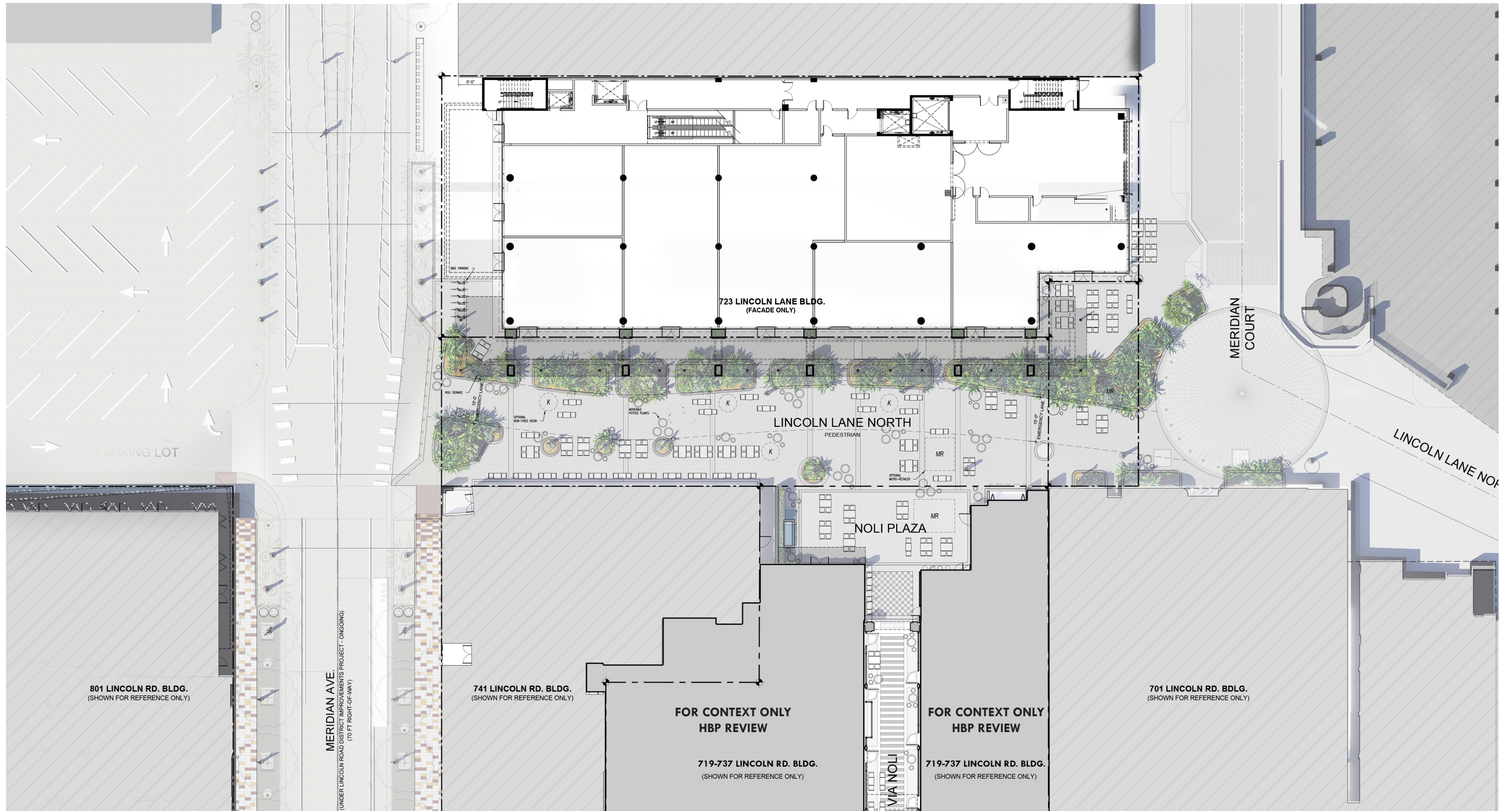


C. LINCOLN LANE (SOUTH FACADE)



D. LINCOLN LANE







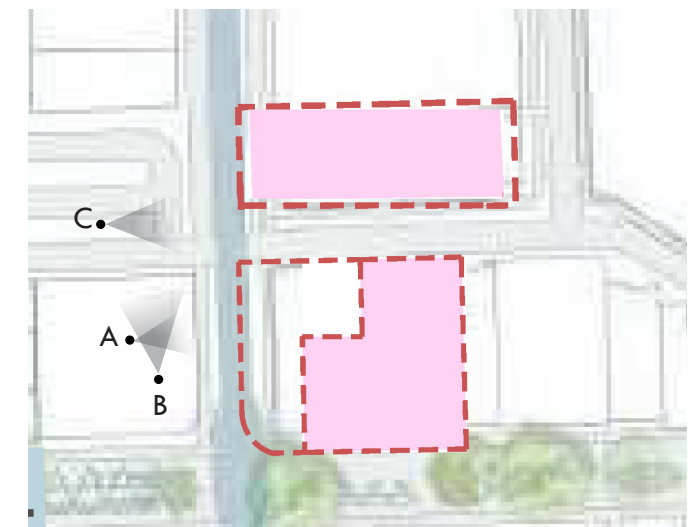
A



B



C

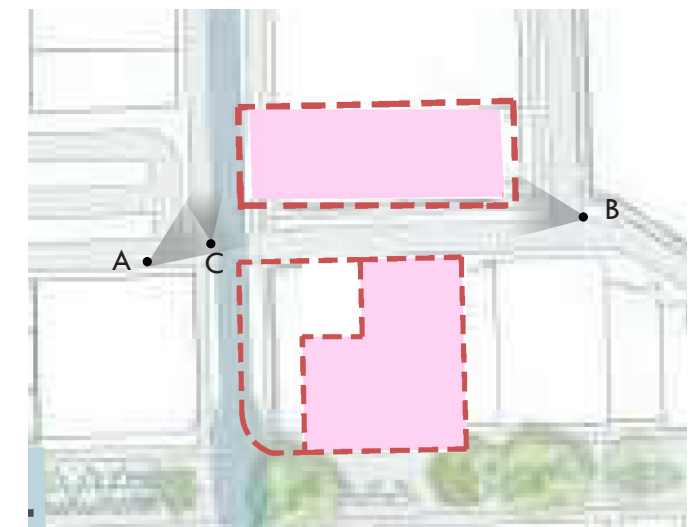


KEY PLAN



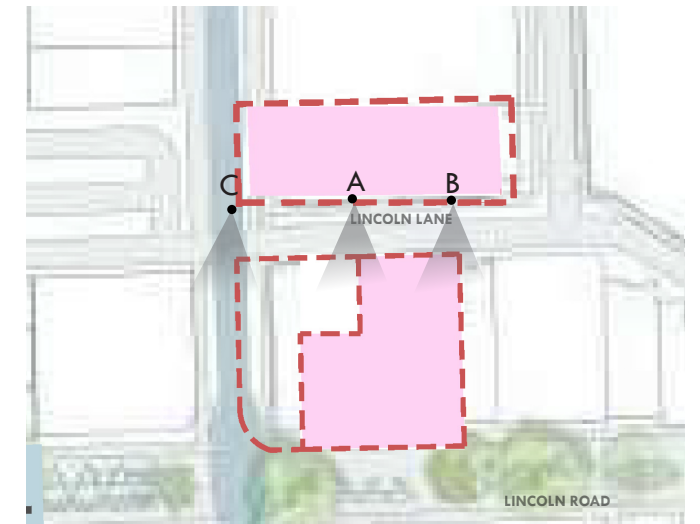
SITE VIEW - MERIDIAN ARRIVAL

A0.11



KEY PLAN





KEY PLAN

