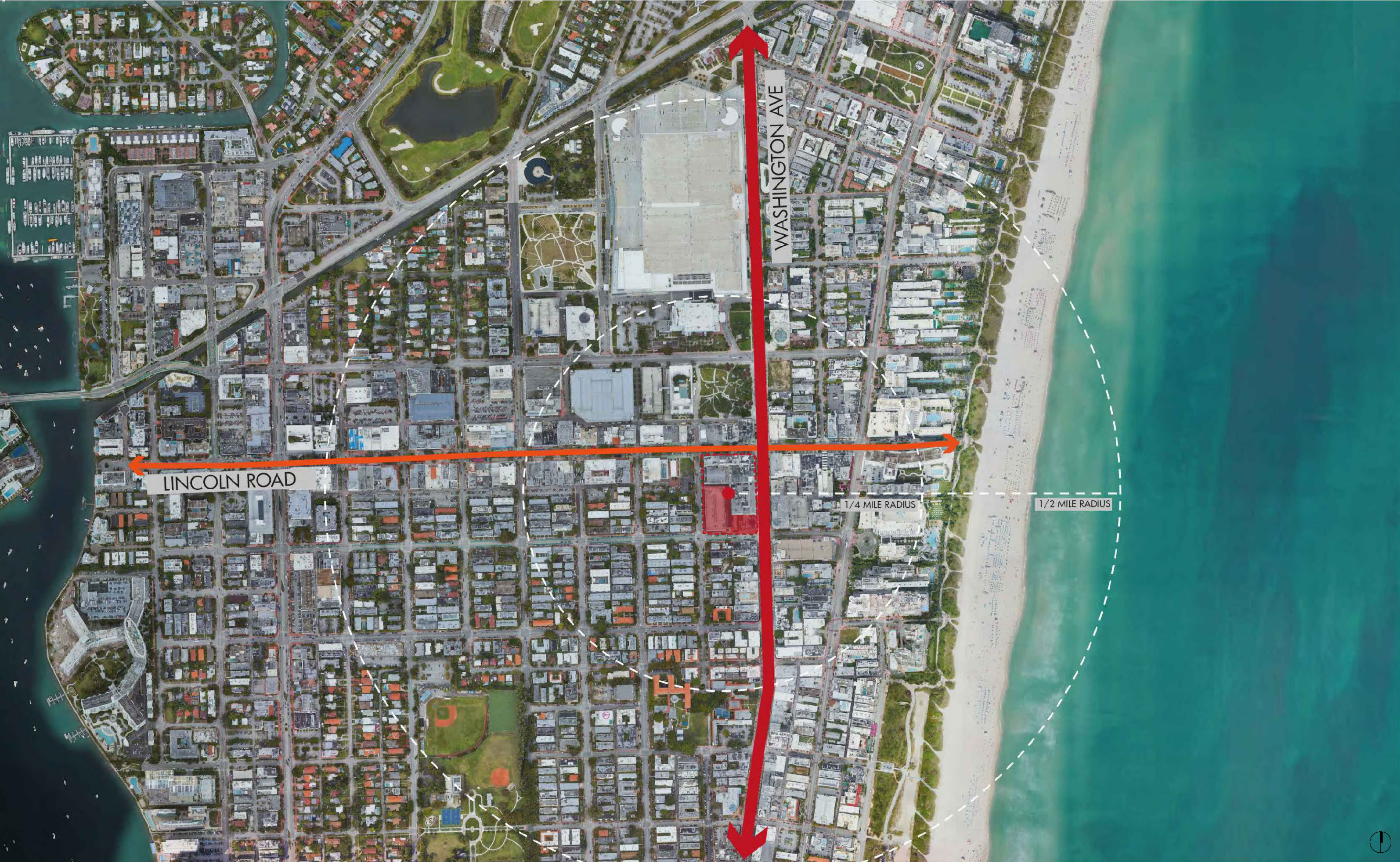




HISTORIC PRESERVATION BOARD 10.21.2025
FILE NUMBER: H P B 2 5 - 0 6 5 6

THE SITE



**MIAMI BEACH'S HISTORIC
AND CURRENT URBAN CORE**





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

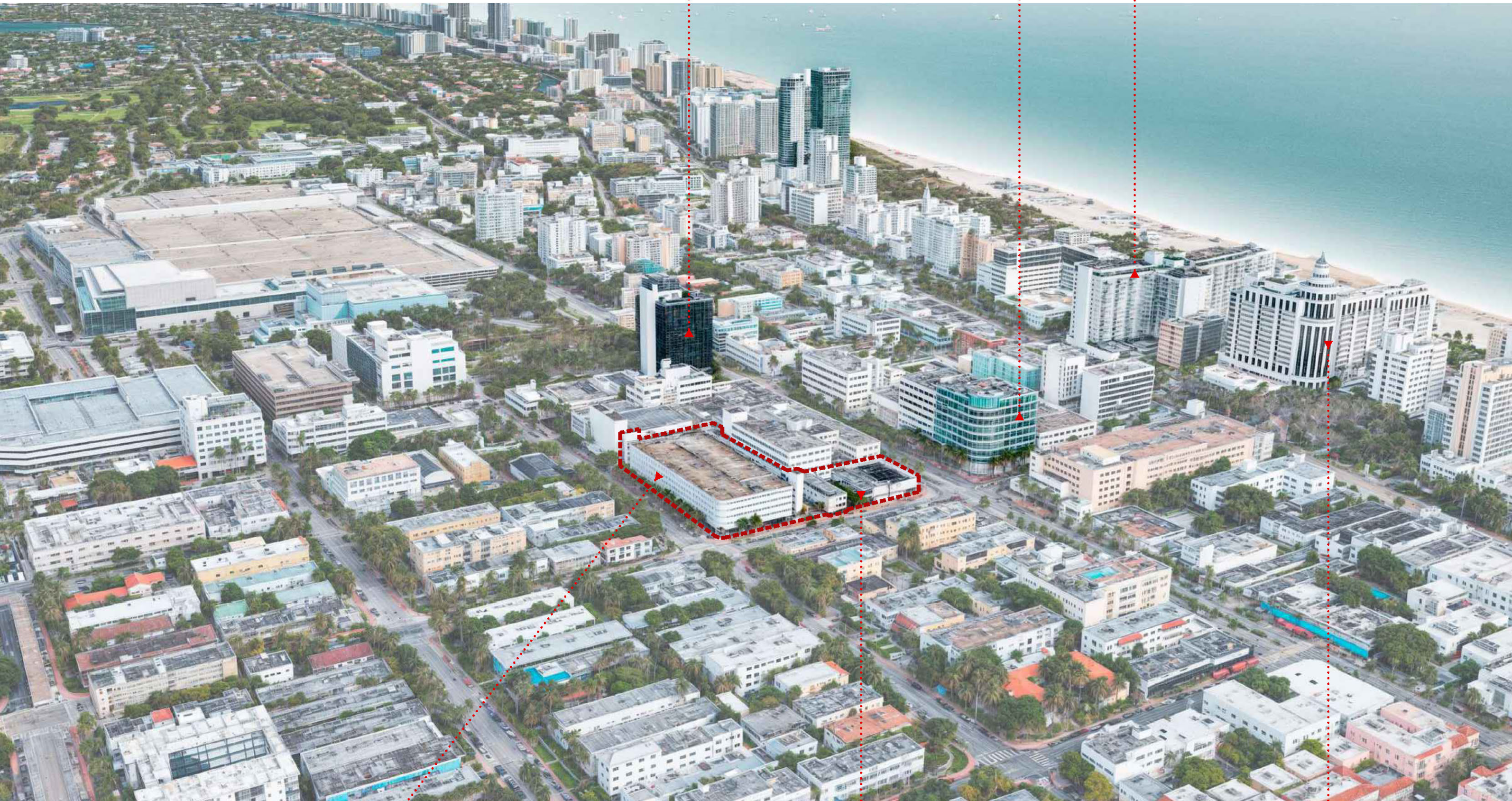
420 LINCOLN RD.
(Approx.107 FT. in height)

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

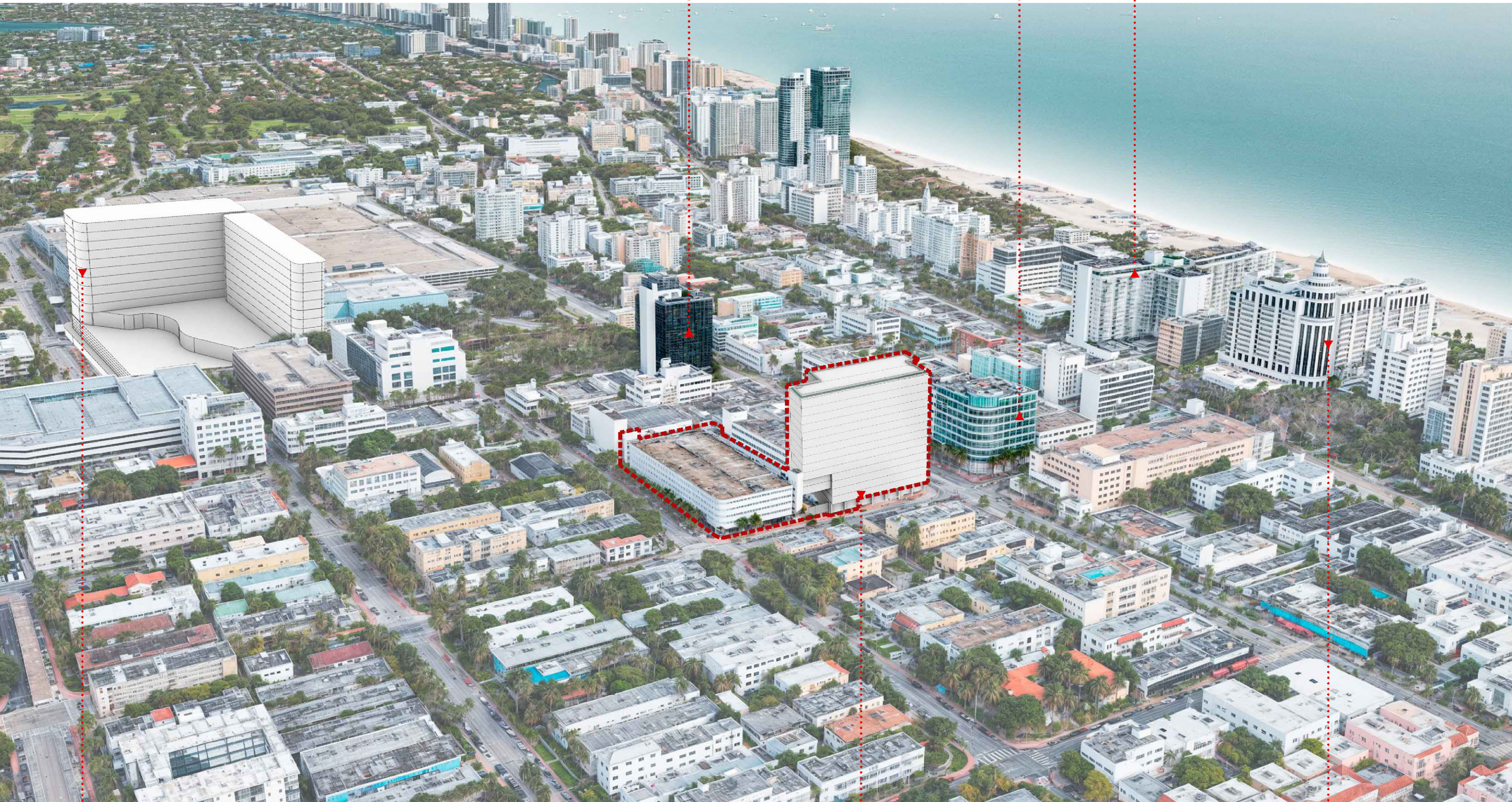
1600 WASHINGTON AVE & 425 16th STREET
EXISTING BUILDINGS TO BE DEMOLISHED

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)



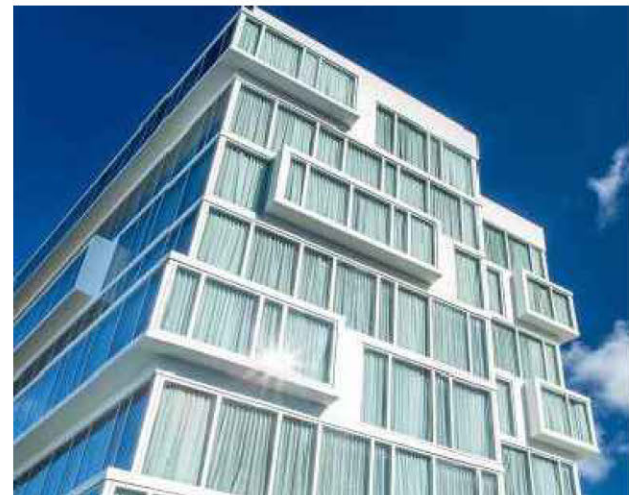
EXISTING BUILDING STRUCTURAL AND SAFETY CONCERNS

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



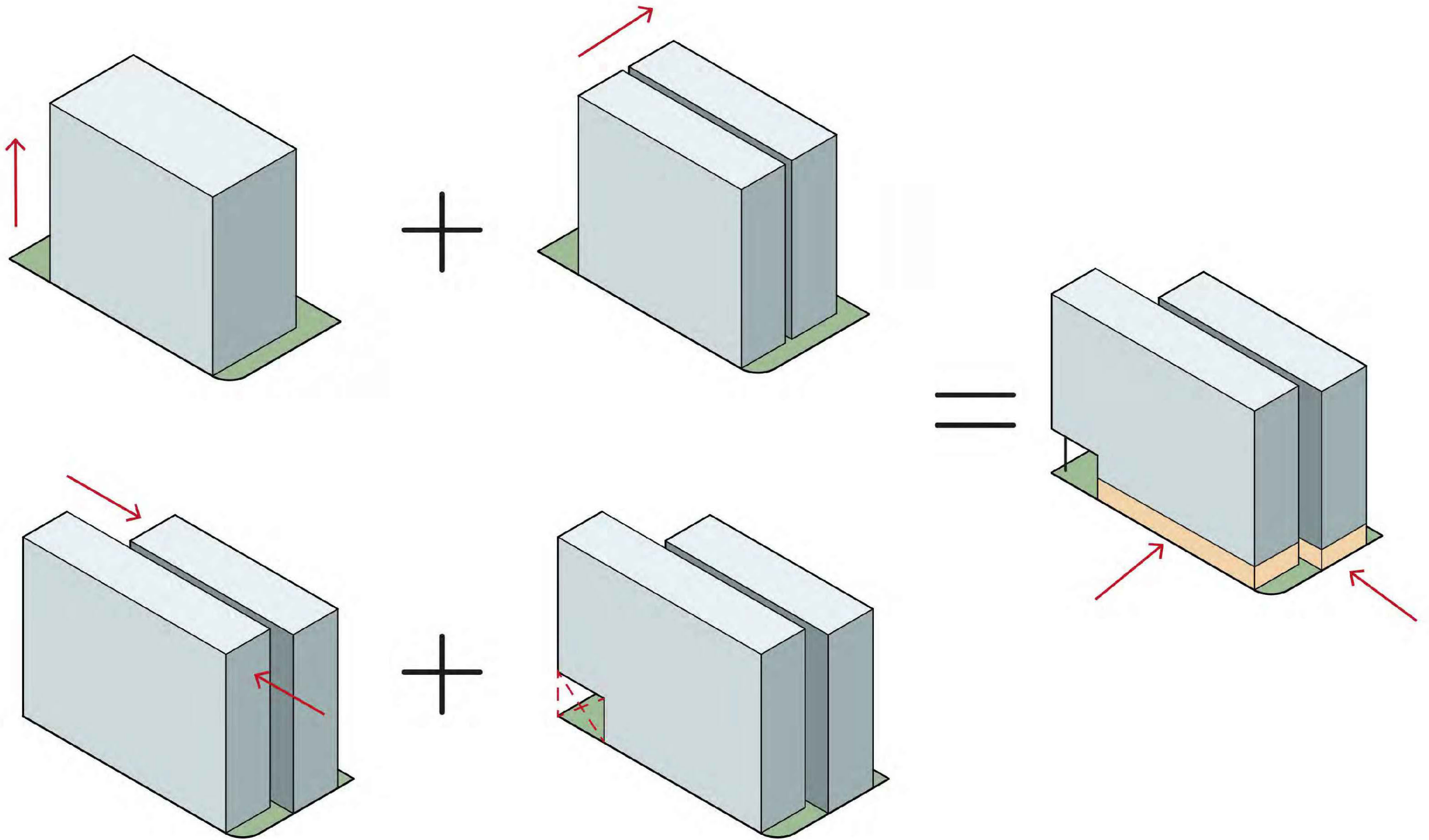
1801 COLLINS AVENUE
EXISTING 8 STORY BUILDING

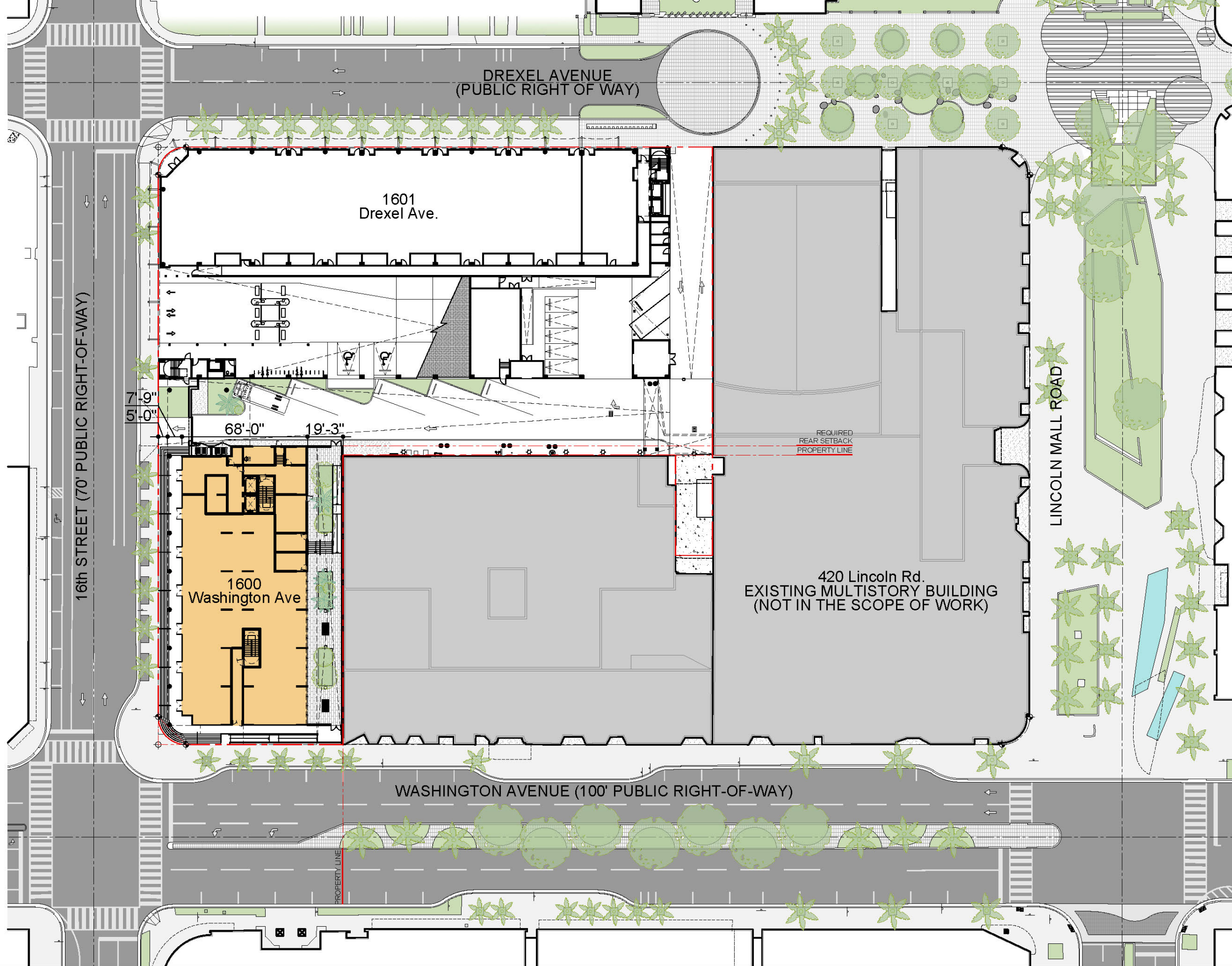


100 LINCOLN RD.
EXISTING 16 STORY BUILDING



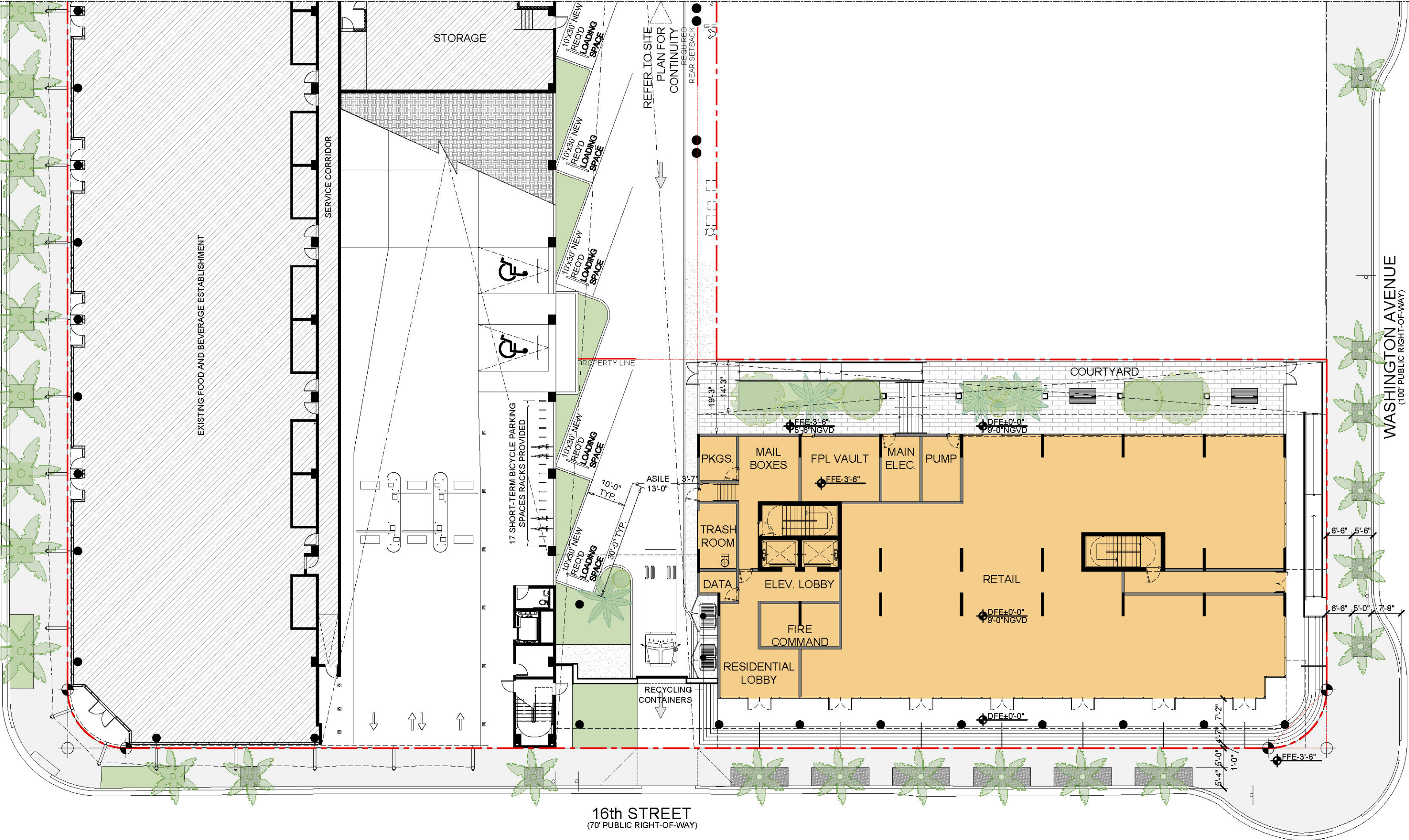
THE PROJECT



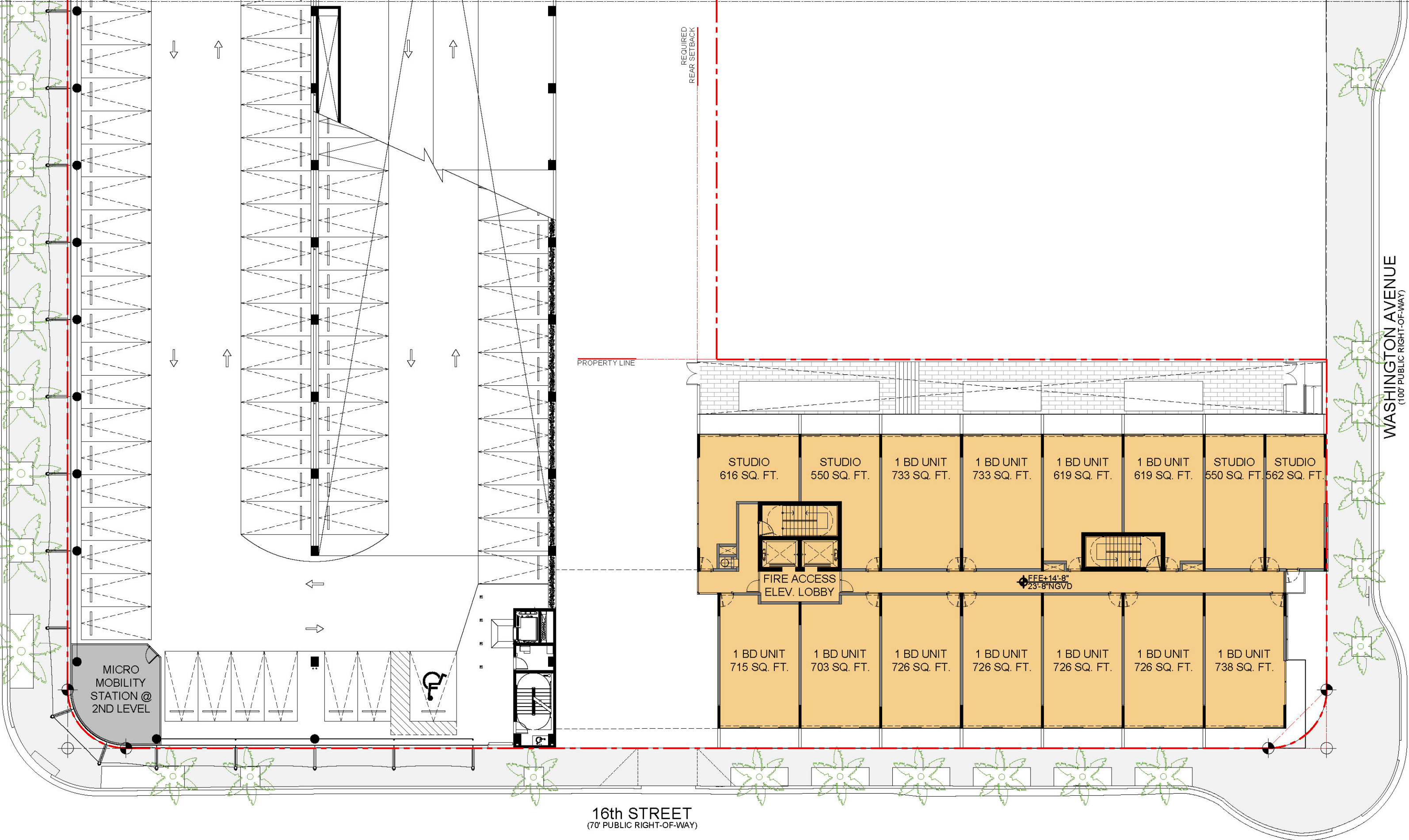


- SITE PLAN LEGEND**
- PROPOSED NEW BUILDING
 - EXISTING PARKING GARAGE BUILDING TO REMAIN
 - EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
 - PROPERTY LINE
 - PROPERTY LINE/SETBACKS

OVERALL SITE PLAN
SCALE 1" = 300'



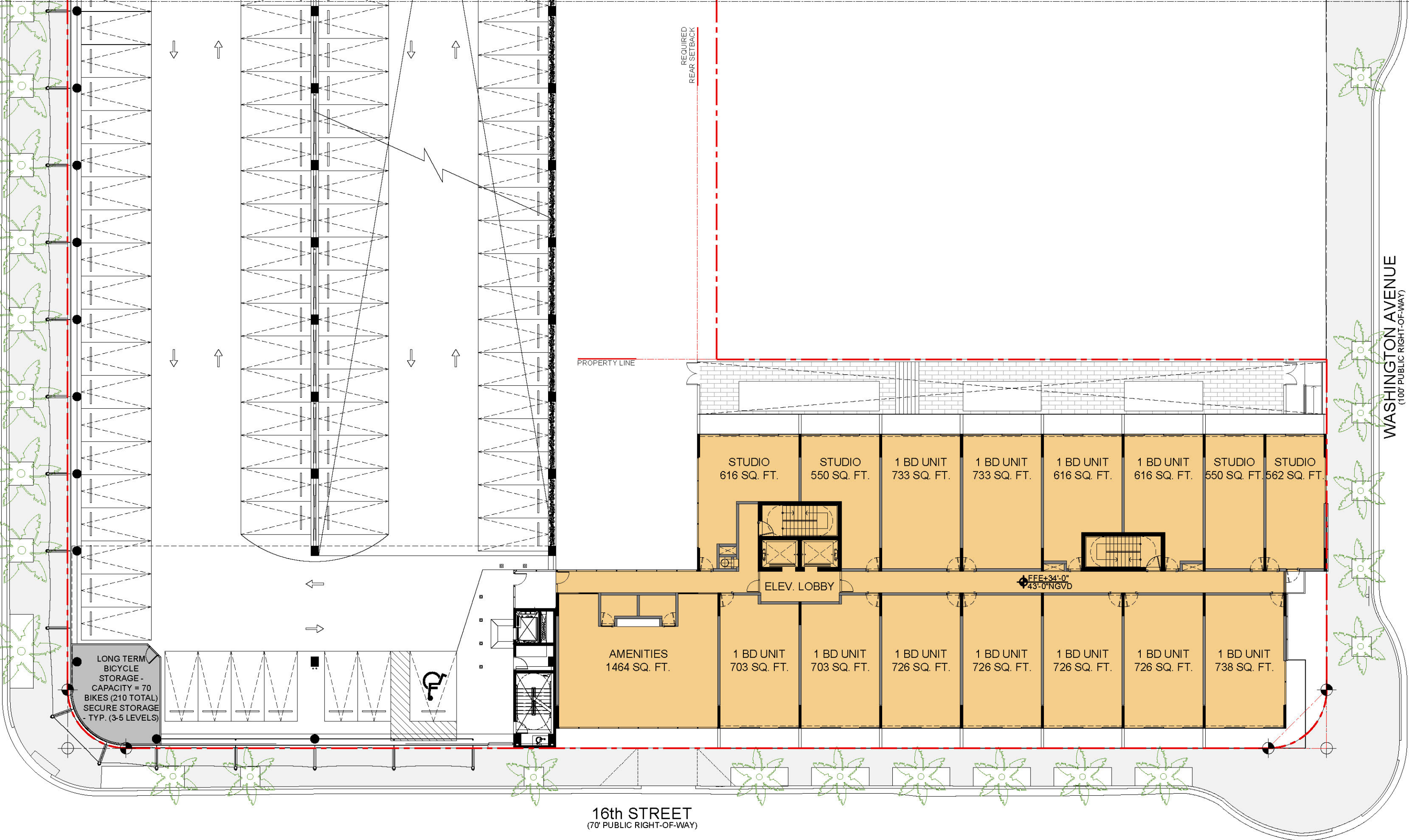
PROPOSED GROUND LEVEL FLOOR PLAN



16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

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



REQUIRED REAR SETBACK

PROPERTY LINE

16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

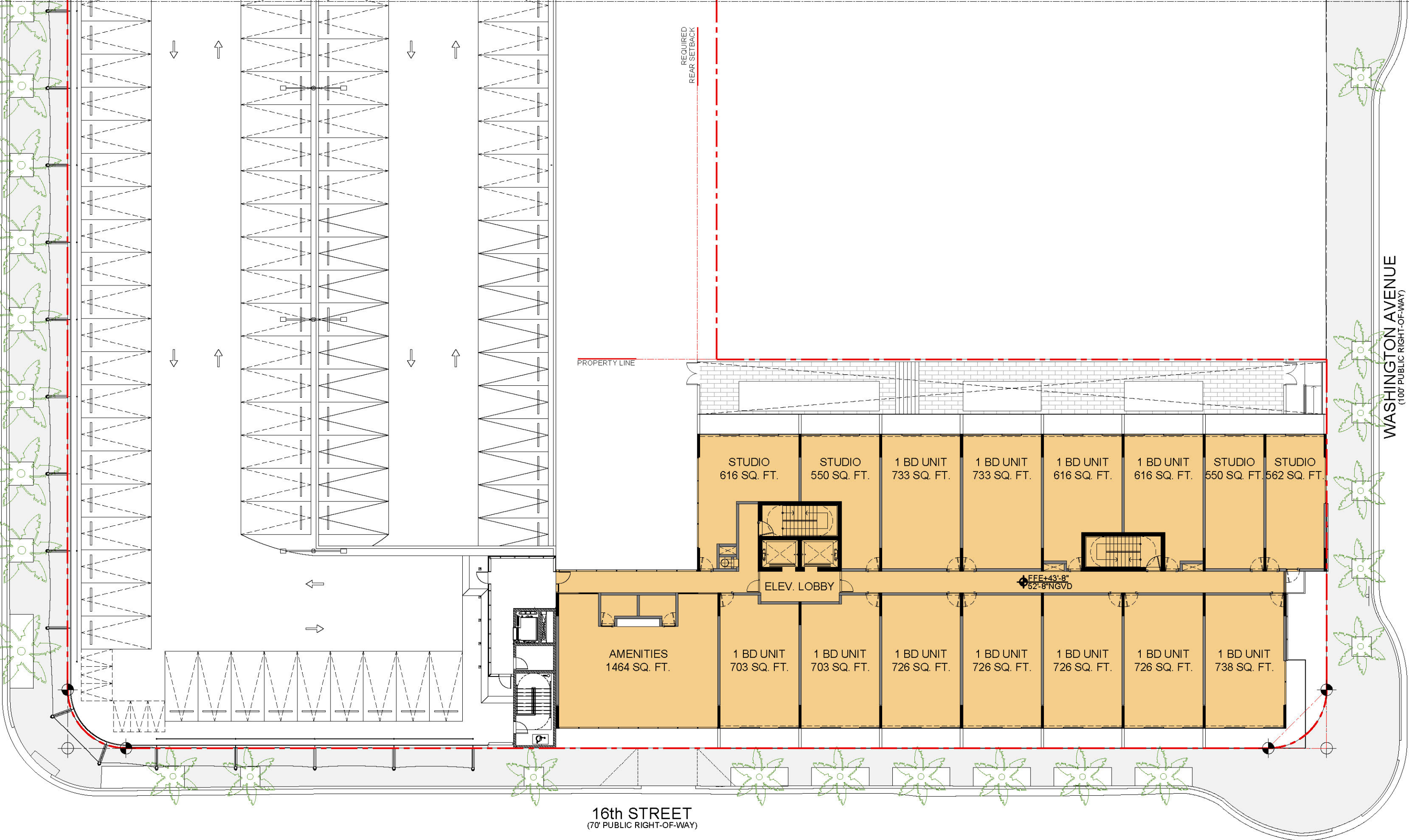
LONG TERM BICYCLE STORAGE - CAPACITY = 70 BIKES (210 TOTAL) SECURE STORAGE - TYP. (3-5 LEVELS)

ELEV. LOBBY

FFE+34'-0"
43'-0" NGVD

STUDIO 616 SQ. FT.	STUDIO 550 SQ. FT.	1 BD UNIT 733 SQ. FT.	1 BD UNIT 733 SQ. FT.	1 BD UNIT 616 SQ. FT.	1 BD UNIT 616 SQ. FT.	STUDIO 550 SQ. FT.	STUDIO 562 SQ. FT.
AMENITIES 1464 SQ. FT.	1 BD UNIT 703 SQ. FT.	1 BD UNIT 703 SQ. FT.	1 BD UNIT 726 SQ. FT.	1 BD UNIT 726 SQ. FT.	1 BD UNIT 726 SQ. FT.	1 BD UNIT 726 SQ. FT.	1 BD UNIT 738 SQ. FT.

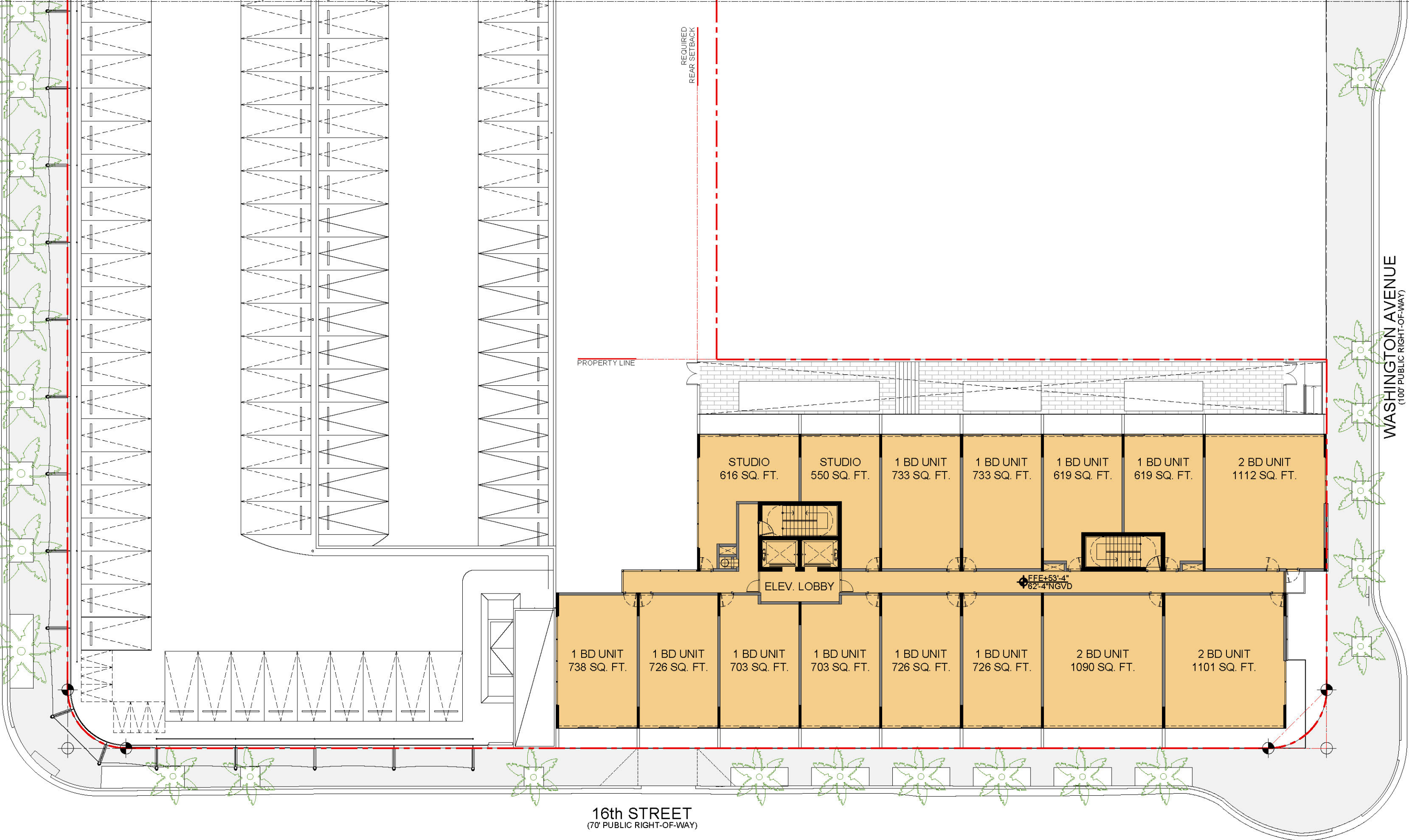
PROPOSED FOURTH (4) LEVEL FLOOR PLAN



16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED FIFTH (5) LEVEL FLOOR PLAN



REQUIRED
REAR SETBACK

PROPERTY LINE

16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

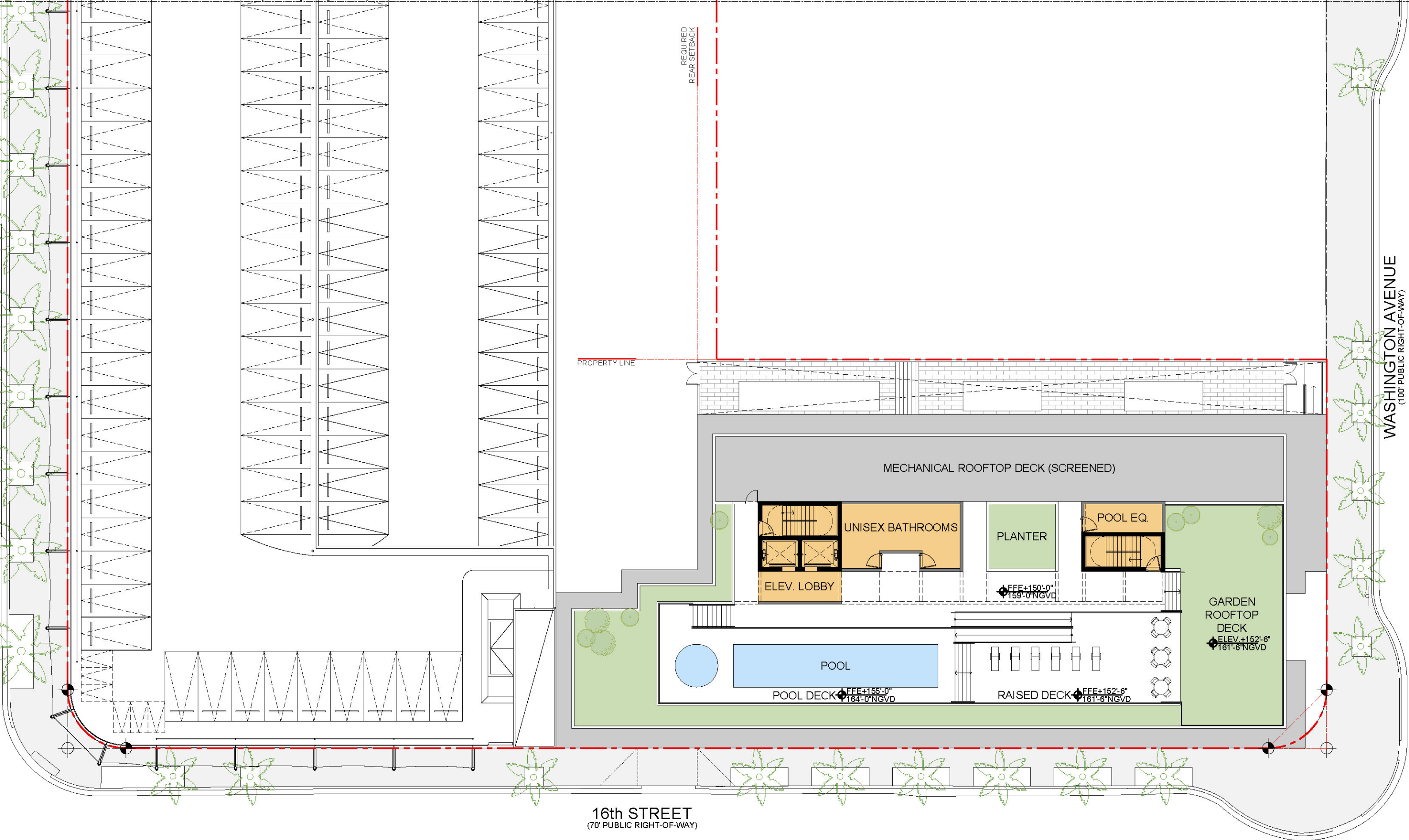
STUDIO 616 SQ. FT. STUDIO 550 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 619 SQ. FT. 1 BD UNIT 619 SQ. FT. 2 BD UNIT 1112 SQ. FT.

ELEV. LOBBY

FFE+53'-4"
62'-4"NGVD

1 BD UNIT 738 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 726 SQ. FT. 2 BD UNIT 1090 SQ. FT. 2 BD UNIT 1101 SQ. FT.

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



PROPERTY LINE

REQUIRED REAR SETBACK

MECHANICAL ROOFTOP DECK (SCREENED)

UNISEX BATHROOMS

PLANTER

POOL EQ.

ELEV. LOBBY

FFE+150'-0"
159'-0" NGVD

GARDEN ROOFTOP DECK

ELEV. +152'-6"
161'-6" NGVD

POOL

POOL DECK FFE+155'-0"
164'-0" NGVD

RAISED DECK FFE+152'-6"
161'-6" NGVD

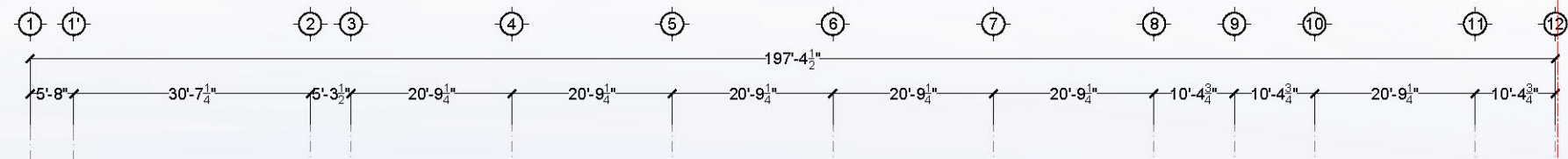
16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED ROOFTOP LEVEL FLOOR PLAN

PROPERTY LINE

PROPERTY LINE



TEMPERED SAFETY GLASS
GUARDRAIL AT ROOFTOP DECK (POOL
AND GARDEN DECKS)

SMOOTH STUCCO FINISH PAINTED
IN WHITE BALCONY DIVIDER

DOUBLE GLAZED CLEAR ANODIZED
ALUMINUM SLIDING DOORS AT
RESIDENTIAL UNITS BALCONIES

EXPOSED CONCRETE STAIR STEPS
GRAY FINISH

ROOF TOS
169'-8"NGVD
POOL DECK
164'-0"NGVD
RAISED DECK
161'-6"NGVD

ROOFTOP
158'-0"NGVD

15TH FL.
149'-4"NGVD

14TH FL.
139'-8"NGVD

13TH FL.
130'-0"NGVD

12TH FL.
120'-4"NGVD

11TH FL.
110'-8"NGVD

10TH FL.
101'-0"NGVD

9TH FL.
91'-4"NGVD

8TH FL.
81'-8"NGVD

7TH FL.
72'-0"NGVD

6TH FL.
62'-4"NGVD

5TH FL.
52'-8"NGVD

4TH FL.
43'-0"NGVD

3RD FL.
33'-4"NGVD

2ND FL.
23'-8"NGVD

14'-8"

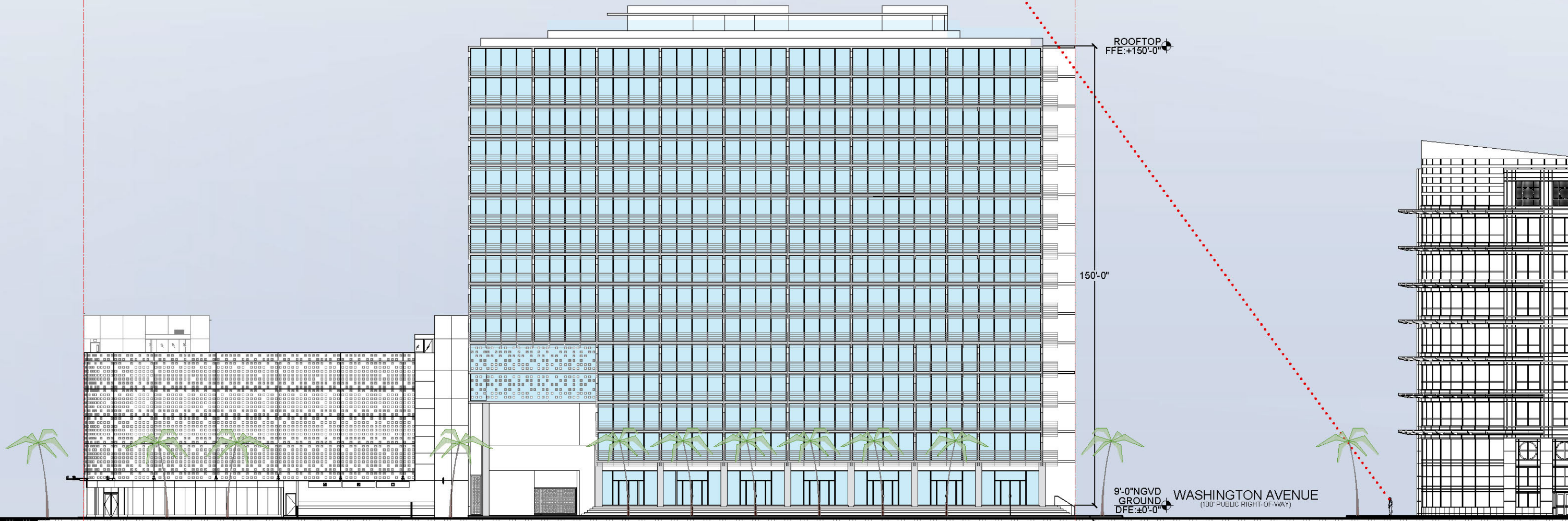
9'-0"NGVD
GROUND
DFE: +0'-0"

GRADE
5'-6"NGVD

PROPOSED SOUTH ELEVATION (16TH ST.)

PROPERTY LINE

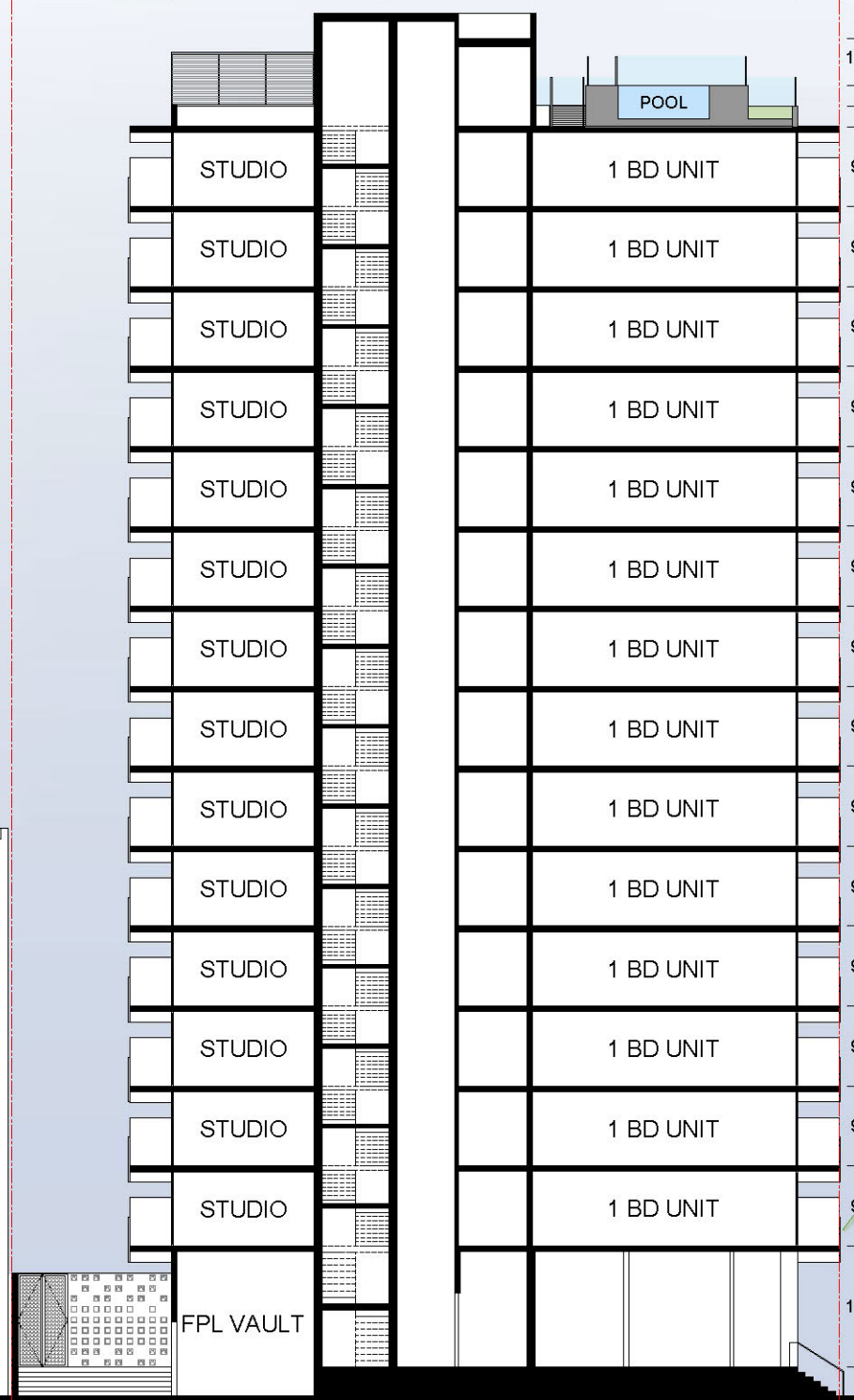
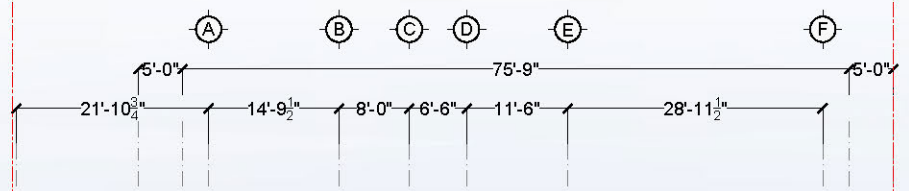
PROPERTY LINE



PROPOSED SOUTH ELEVATION - BUILDING IN CONTEXT

PROPERTY LINE

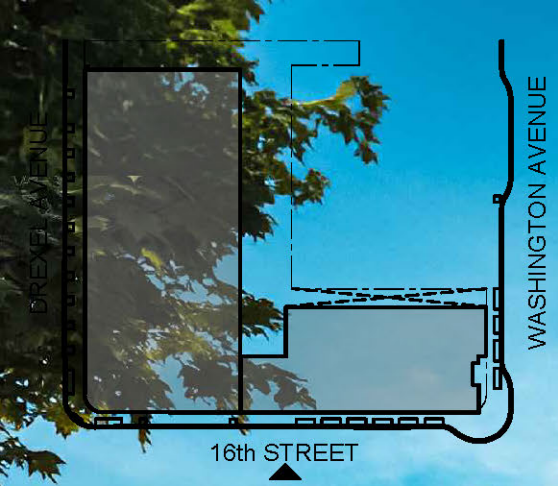
PROPERTY LINE

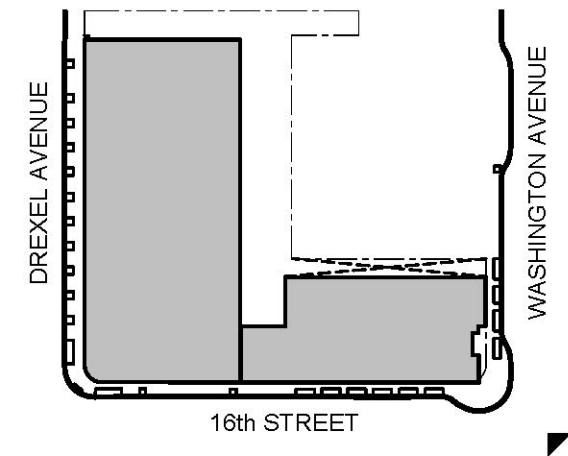


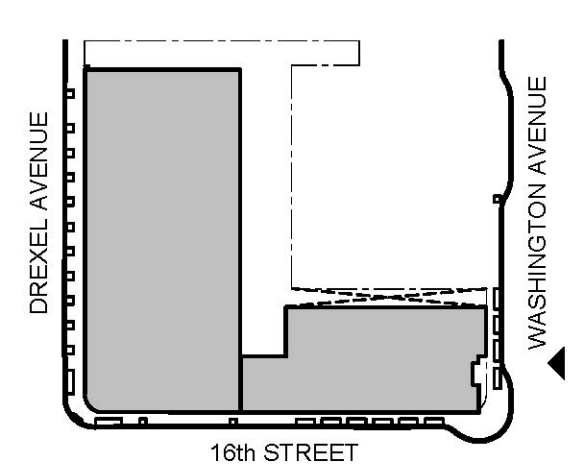
- 10'-8" ROOF TOS 169'-8" NGVD
- POOL DECK 164'-0" NGVD
- RAISED DECK 161'-8" NGVD
- 9'-8" ROOFTOP 159'-0" NGVD
- 15TH FL 149'-4" NGVD
- 14TH FL 139'-8" NGVD
- 13TH FL 130'-0" NGVD
- 12TH FL 120'-4" NGVD
- 11TH FL 110'-8" NGVD
- 10TH FL 101'-0" NGVD
- 9TH FL 91'-4" NGVD
- 150'-0" 8TH FL 81'-8" NGVD
- 9'-8" 7TH FL 72'-0" NGVD
- 9'-8" 6TH FL 62'-4" NGVD
- 9'-8" 5TH FL 52'-8" NGVD
- 9'-8" 4TH FL 43'-0" NGVD
- 9'-8" 3RD FL 33'-4" NGVD
- 9'-8" 2ND FL 23'-8" NGVD
- 14'-8" GRADE 5'-6" NGVD
- 9'-0" NGVD GROUND DFE ±0'-0"

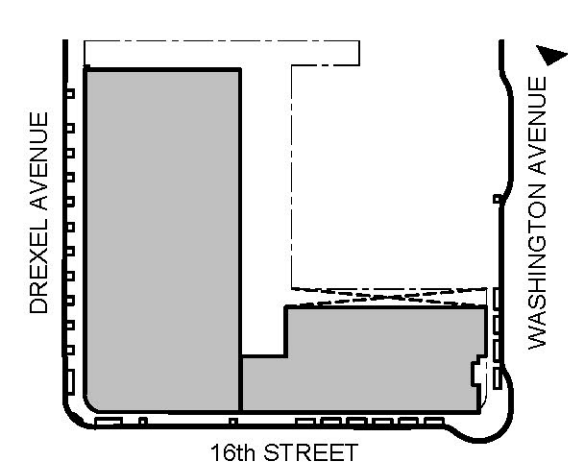
16th STREET
(70' PUBLIC RIGHT-OF-WAY)

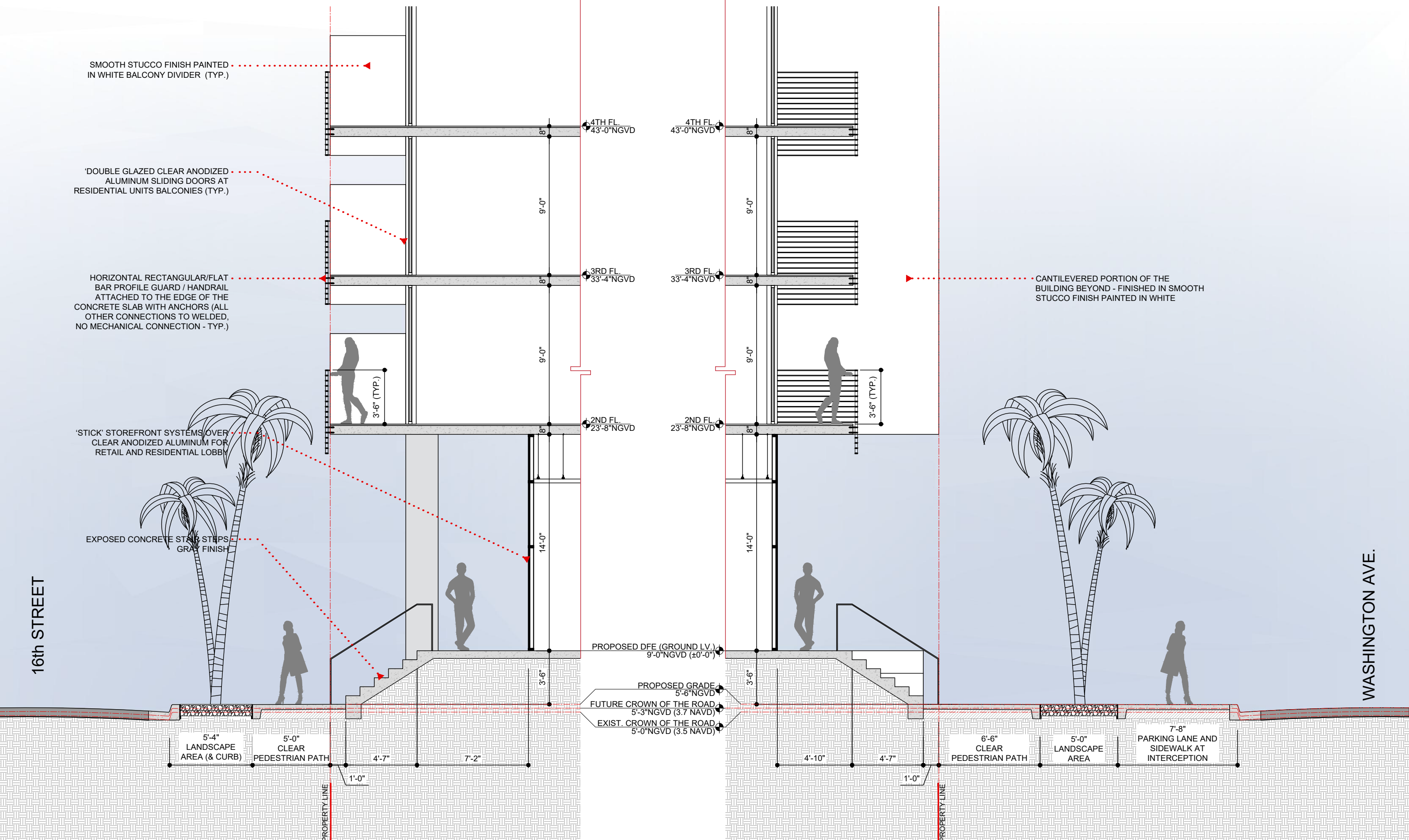
PROPOSED BUILDING SECTION











SMOOTH STUCCO FINISH PAINTED IN WHITE BALCONY DIVIDER (TYP.)

'DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES (TYP.)

HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD / HANDRAIL ATTACHED TO THE EDGE OF THE CONCRETE SLAB WITH ANCHORS (ALL OTHER CONNECTIONS TO WELDED, NO MECHANICAL CONNECTION - TYP.)

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

EXPOSED CONCRETE STAIR STEPS GRAY FINISH

CANTILEVERED PORTION OF THE BUILDING BEYOND - FINISHED IN SMOOTH STUCCO FINISH PAINTED IN WHITE

16th STREET

WASHINGTON AVE.

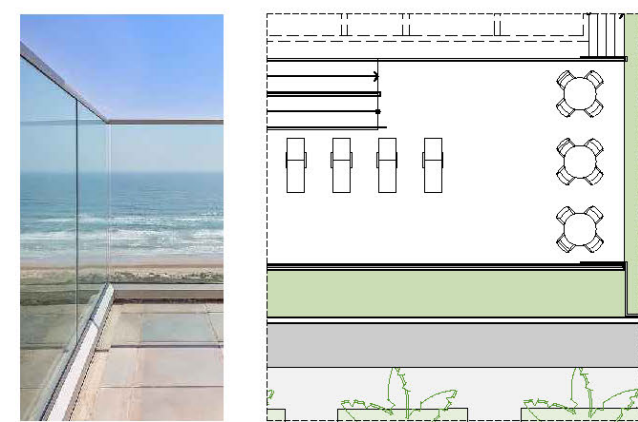
5'-4" LANDSCAPE AREA (& CURB)
 5'-0" CLEAR PEDESTRIAN PATH
 4'-7"
 7'-2"

PROPOSED DFE (GROUND LV.) 9'-0"NGVD (±0'-0")
 PROPOSED GRADE 5'-6"NGVD
 FUTURE CROWN OF THE ROAD 5'-3"NGVD (3.7 NAVD)
 EXIST. CROWN OF THE ROAD 5'-0"NGVD (3.5 NAVD)

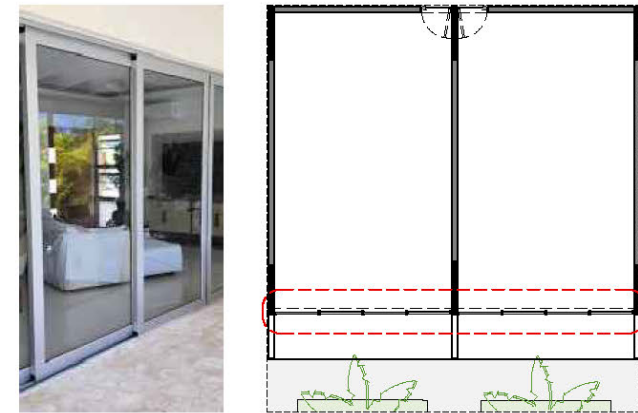
6'-6" CLEAR PEDESTRIAN PATH
 5'-0" LANDSCAPE AREA
 7'-8" PARKING LANE AND SIDEWALK AT INTERCEPTION

LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

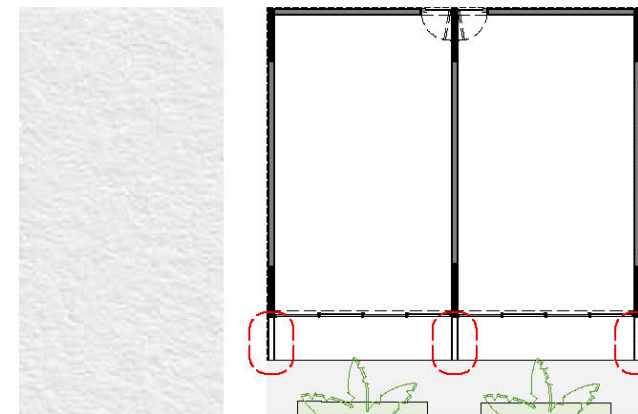
SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION



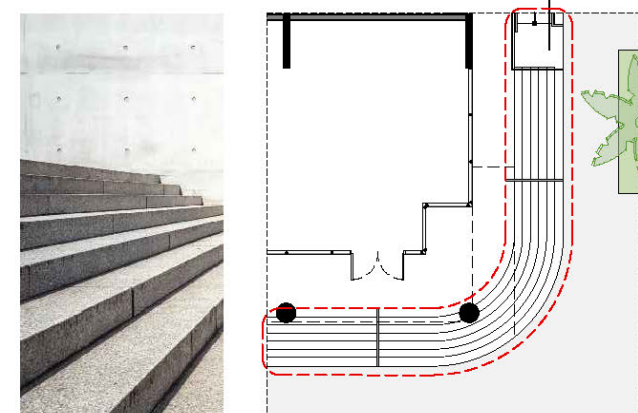
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



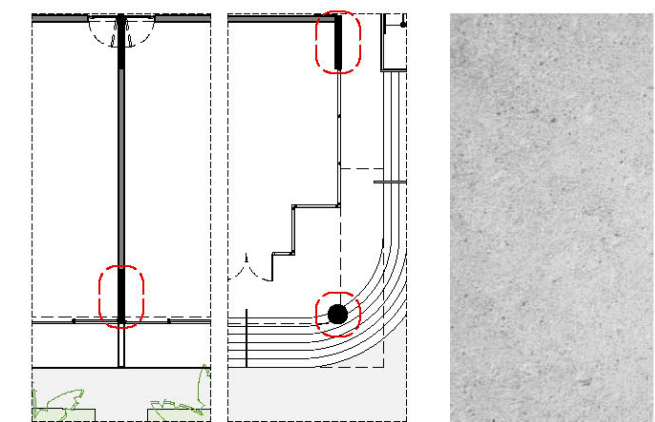
DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



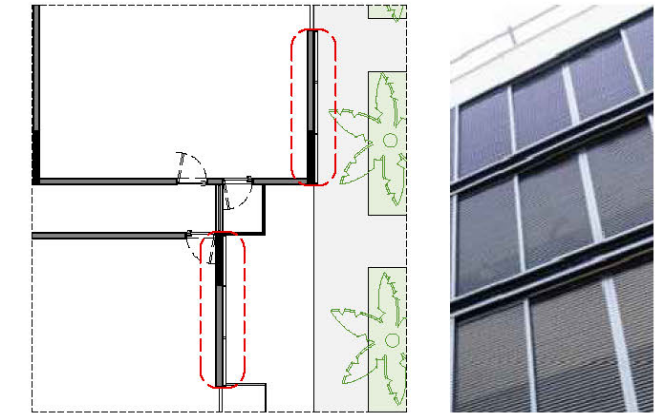
SMOOTH STUCCO FINISH PAINTED IN WHITE



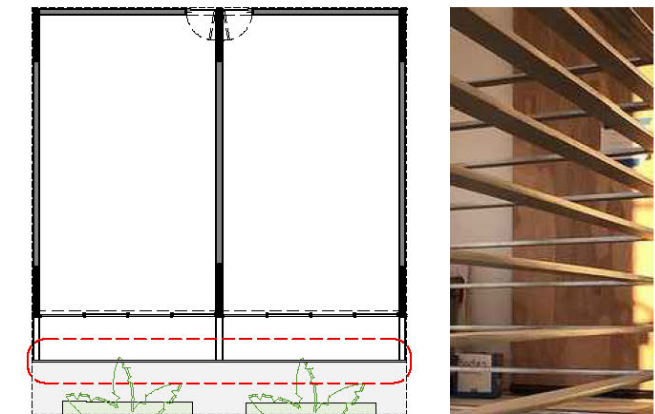
EXPOSED CONCRETE STAIR STEPS GRAY FINISH



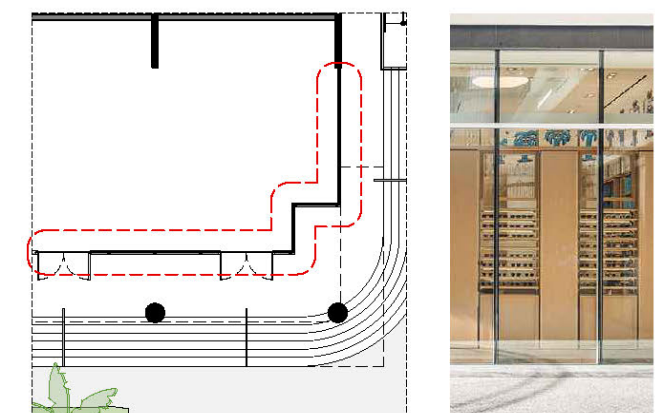
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



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



