



2 9 8 L I N C O L N R O A D

FINAL SUBMITTAL 02-08-26
HPB26-0682

298 LINCOLN ROAD
298 LINCOLN RD
MIAMI BEACH, FL 33139



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	DWG. TITLE	COVER
	SCALE	N.T.S.
	PROJECT NO.	2024-13
	DATE	11-10-25
	SHEET NUMBER	A-001
△	DATE	REVISION

BUILDING OF AMERICAS

Owner: FREEMONT CORPORATION Mailing Address: 300, 302, 304 LINCOLN ROAD

Permit No: 25072 Cost: \$60,000.00

Lot 10 Block 54 Subdivision FISHER'S FIRST

General Contractor: Joseph Langner

Architect: Robert M. Little

Zoning Regulations: Use B-1 C-3 Area 19 MF9

Building Size: Front 40' Depth 100' Height Stories one

Certificate of Occupancy No. 4586

Type of Construction #1 CBS Foundation Spread footing Roof Flat Date Aug. 1, 1947

Plumbing Contractor #26065 Fixzit Plumbing Co. Sewer Connection 1, Temporary Closet Date Dec. 29, 1947

Plumbing Contractor

Water Closets 4 Bath Tubs ROOF Drains 2, Floor Drains 2, Grease Traps, Drinking Fountains, Rough Approved, Tank Size, Date

Lavatories 4 Showers

Urinals Sinks

Gas Stoves Gas Heater

Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size, Date

Oil Burner Contractor Tank Size, Date

Sprinkler System

Electrical Contractor #25521 B & W Electric Address Date Dec. 23, 1947

Switch 15 Range Motors Fans Temporary Service April 26, 1948

OUTLETS Light 83 HEATERS Water #26181 Flamingo Electric

Receptacles 75 Space *Centers of Distribution April 12, 1948*

*#26095 Flamingo Electric Refrigerators *Sign Outlets 2, Date

Switch outlets 6 Irons

Light Outlets 64

Receptacles 48 Electrical Contractor

*No. FIXTURES 64

FINAL APPROVED BY Date of Service

ALTERATIONS OR REPAIRS

Building Permits: #46926 A. Hallquist: Remodeling store front 950 Oct. 20, 1955

#49677 Edison Neon Sign Co: Flat Wall Sign 250.00 Jan. 26, 1956

#52820 Miami Air Conditioning Co: 1-5 ton air conditioner - \$1500-3/14/57 OK 6/20/57 Flaag

#53271 Florida Roofing Co: Reroofing - \$700.00 - May 14, 1957

#53760 Claude Southern: Neon flat wall sign 9'x3' - 24 sq. ft. - \$400-6/27/57

#59673 Brandon Air Cond: 1 - 7 1/2 ton window air conditioner - \$1500 - July 31, 1959 OK 10/15/59 Flaag

#62210 Rudy Glass Corp: Rework glass store front & install glass doors, doors to remain open during business hours - \$775-6/22/60 BK

#75591 Florida Roof Co.: Repair roof - \$240 - 1/4/66

A.B.S. Plbg. 2 Water closets, 3 Lavatories, 2 sinks, 2 floor drains, 1 safe waste drains, 1 water htr.elec. #46866 11/8/68

#84252 - Owner - Interior alterations of restaurant \$4,000.00 5/21/70

#84703 - Claude Southern Sign Co. - New copy on existing sign as per plan CARLTON FREDERICKS ORIGINAL SKINNY FOOD SHOPPES 27 sq. ft. \$600.00 1/29/70

#03866-Gemini Decor-Patching, repairing and painting-\$1875-8-21-73

BUILDING PERMITS

300 B #81180 - Edwin J. Kaye - Interior Alterations - \$5,000.00 - 10/18/68.

#09117-McNeil Signs-Rio International-S/F wall sign on fascia over entrance of store-\$300-5-19-76

#11910-McNeil Signs-Rio International-Repaint sign face only-\$300-8-12-77

17703 John Rogers Demolition for remodel \$2200. 3-19-80

\$90099 John Rogers Inc. change store front, electrical, Partition. \$43000. 4-16-80

#M04637 Comfort Cool 5 Tons Cent. A.C. 4-24-80

#18268 - Acolite Sign Co. - Flat sign 104 sqs 1,200 6/17/80

#31390 - Hurst Co. - 11-30-87 - Install an enclosure primary folding door - \$25.00

Plumbing Permits:

#1747 Service Plbg: 2 water closets, 4 lavatories - Aug. 13, 1959 OK Rothman 9/30/59

Electrical Permits:

300B Linc. #50240 Claude Southern Neon: 4 fixtures - June 27, 1957

300 Linc. Rd. #54061 Lyon Elec: 8 switch outlets, 3 receptacles, 30 light outlets, 30 fixtures, 1 motor(2-SHP)-8/7/59OK12/9/59

#68156 - Claude Southern Corp. - 4 sign lamps 7/30/70

#68718 - Ocean Elect. - 10 receptacles - 1 meter change 200 4/13/71

#73156-McNeill Sign-8 sign tubes; 2 ballasts-5-19-76 -Rio International

#76626 Charter Electric/service size in amps(200)/9-26-80

#76389 Acolite Sign Co/2 sign transformers/6-25-80

#76259 Charter Electric/fixtures/4-29-80

#76244 Charter Electric/switch, light outlets, receptacles, 200 amp service, A/C/sign time clock, plug mold/4-20-80

CERTIFICATE OF OCCUPANCY

#4586 - 10/12/72 WIGLAND - 298-300 LINCOLN ROAD

#26696 Finishing existing structure (see plan #25072) Robert M. Little, Architect: Allied Construction Co. contractor:(J.J. Rubin) \$10,000. Feb.16, 1948

#27105 Flat wall sign: Metal letters 66 sq-ft. Claude Southern Corp: 400. Apr. 28, 1948

#27603 Remodeling for office(layout for 2nd floor -- 24 offices) Jorgensen & Pitt - Allied Construction Co. \$ 3,500.. June 21, 1948

#28045 AIR CONDITIONING: 15-tons - Southern Air Conditioning Corp 7,500.. Aug. 17, 1948

#28133 Two banner signs (\$16.80 each) Owner \$ 100...Aug. 30, 1948

#28224 Flat wall sign"THE BOSTONIAN SHOE" Claude Southern Corp: \$ 300...Sept.13, 1948

#28919 Flat wall sign: Claude Southern Corp: \$ 200...Nov. 24, 1948

#29479 Hanging Box Sign: York Sign Company \$ 150...Feb. 24, 1949

#30520 Sign on cantilever (35 sq-ft) Tropicalites \$ 250...Aug. 11, 1949

#30605 Flat painted wall sign: York Sign Co: \$ 75...Aug. 23, 1949

#30650 Remodeling store front: Sam Levine, contractor: \$ 500...Sept. 1, 1949

#30707 Remodeling store front: Sam Levine, contractor \$ 500...Sept. 8, 1949

#302 WING #31076 Painted wall sign "WINZ" Landsman Sign Co: \$ 135.. Oct. 14, 1949

#302 #31651 Flat wall sign: Claude Southern Corp: \$ 200...Dec. 7, 1949

#302 #33904 Remodeling Fixtures: Gilbert M. Fein, arch: Morrison Fixture Co: \$6,000. Oct.27, 1950

#34349 Flat wall sign: Acolite Sign Co: \$ 200... Nov. 28, 1950

#35416 Repairing Storm Blinds: SunRay Shutter Awning Co: \$ 100... Mar. 21, 1951

#300(Turner) #42707 Remodeling: Install Counter & Shelves & Re-arrange Window Case - (open counter to be not less than 2'-6" from property line): Allied Wood Crafters: \$625: Sept 18, 1953

#300-A #43303 New Shelves; Counter & Painting; Move Front Window Bulkhead: owner:\$700:Nov. 16, 1953

#300-A #45434 Remodeling for new store front: by owner: *transfer to Anchor Corp. \$ 2200...Aug 6, 1954

#300 #45494 Miami A. C. Co: Install 1 - 3 ton A. C. Unit: OK, 1/2/55 \$ 900...Aug 13, 1954

#300-A #45944 Anchor Corporation...Approximately 16' of bulkhead...See Letter in J. Miller file... \$ 350.00 Sept. 28, 1954

300 #48890 Ardis McCully: Painting \$ 200 Oct. 17, 1955

Plumbing Permits:

#27295 Serota Plumbing: 1 Sand trap, October 6, 1948

#35315 Dade Plumbing Co: 1, 2-compartment Sink, 1 Floor Drain, 1 Electric Water Heater: 9/14/53-

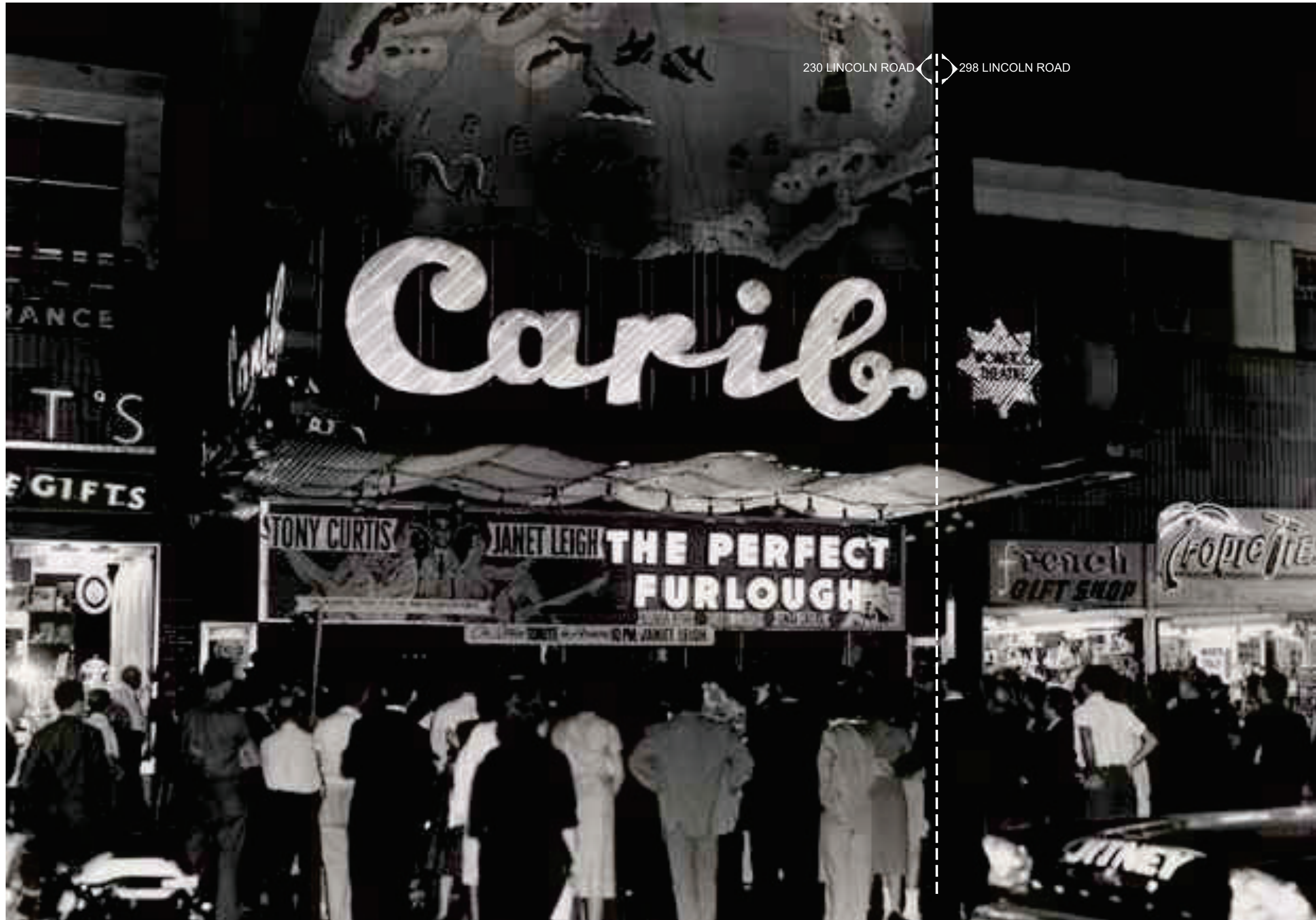
#47927 - Goldman Plumbing Co. - 1 sinks glass - 1 safe waste drain 7/16/70) OK, E. Cox, 10-7-53

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DWG. TITLE	BUILDING CARD
SCALE	VARIABLES
PROJECT NO.	2024-13
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DATE	REVISION



230 LINCOLN ROAD

298 LINCOLN ROAD

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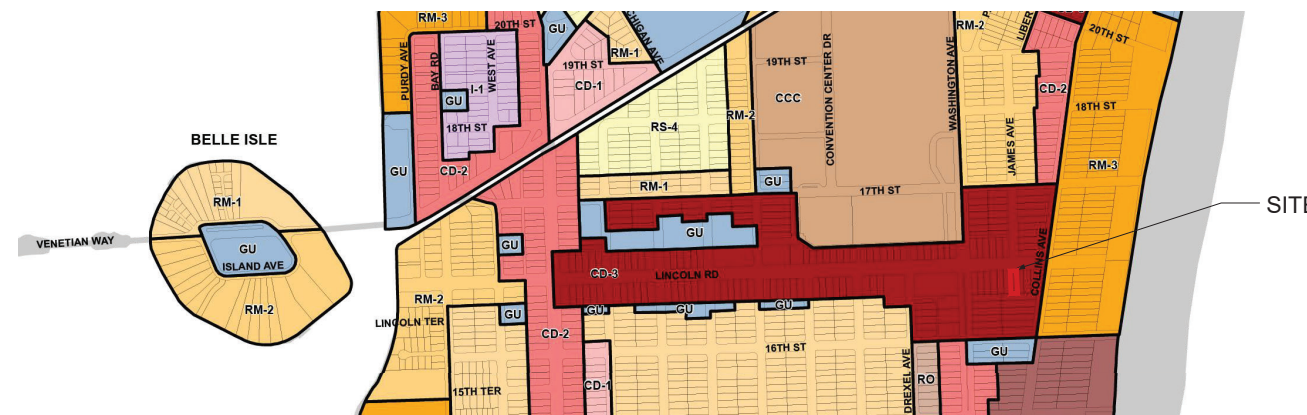
DWG. TITLE		HISTORICAL IMAGES
SCALE		N.T.S.
PROJECT NO.		2024-13
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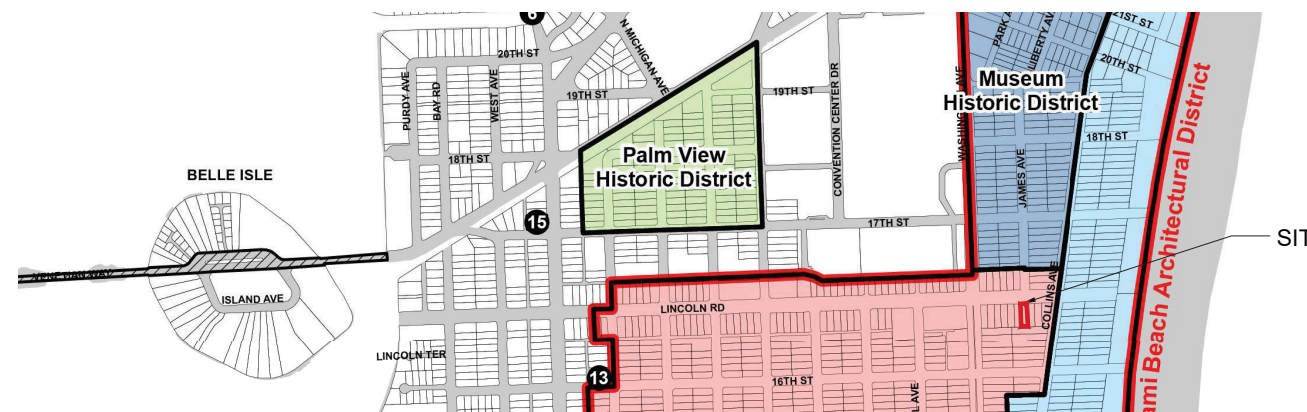
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ZONING DATA

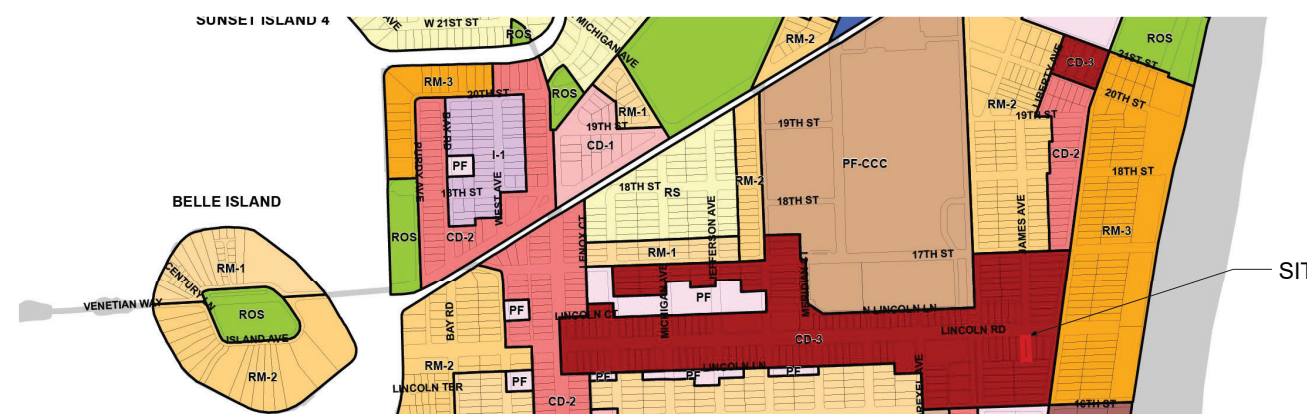
ITEM #	Project Information				
1	Address: 298 LINCOLN RD	Folio number(s):	02-3234-019-0870	Year built:	1947
2	Board file number(s), Determination of Architectural Significance:	HPB26-0682		Lot Area:	4,000 S.F.
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-3	Lot width:	40'-0"
4	Individual Historic Site (Yes or No):	No		Lot Depth:	100'-0"
5	Base Flood Elevation:	8'	Grade value in NGVD:	6.75'	
6	Future Adjusted Grade (BFE+Grade / 2):	10.25'	Free board:	EXISTING N/A	
7	Proposed Use:	COMMERCIAL			
8	Proposed Accessory Use:	N/A			
9	Signed and 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)	2.75	2.08	2.12	0
14	Building Height	75'-0"	41'-6"	41'-6"	0
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	V
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0 FT	0 FT	0 FT	0
b	Side interior setback	0 FT	0 FT	0 FT	0
c	Side facing street setback	N/A	N/A	N/A	0
d	Rear setback	5 FT	0 FT	0 FT	5 FT
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A



ZONING DISTRICT MAP (CD-3)

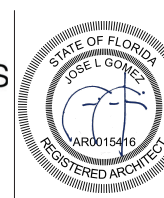


HISTORIC DISTRICT MAP (FLAMINGO PARK HISTORIC DISTRICT)



FUTURE LAND USE MAP (CD-3)

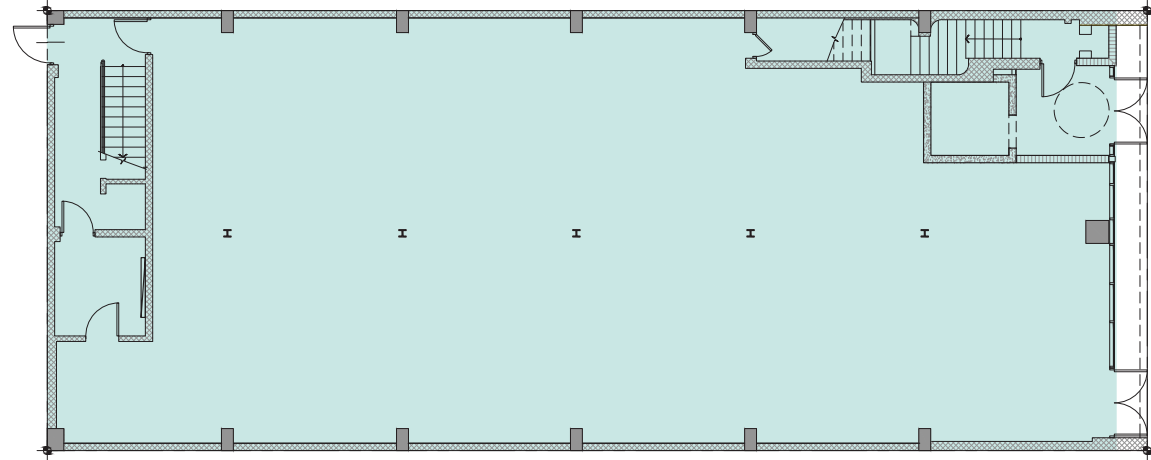
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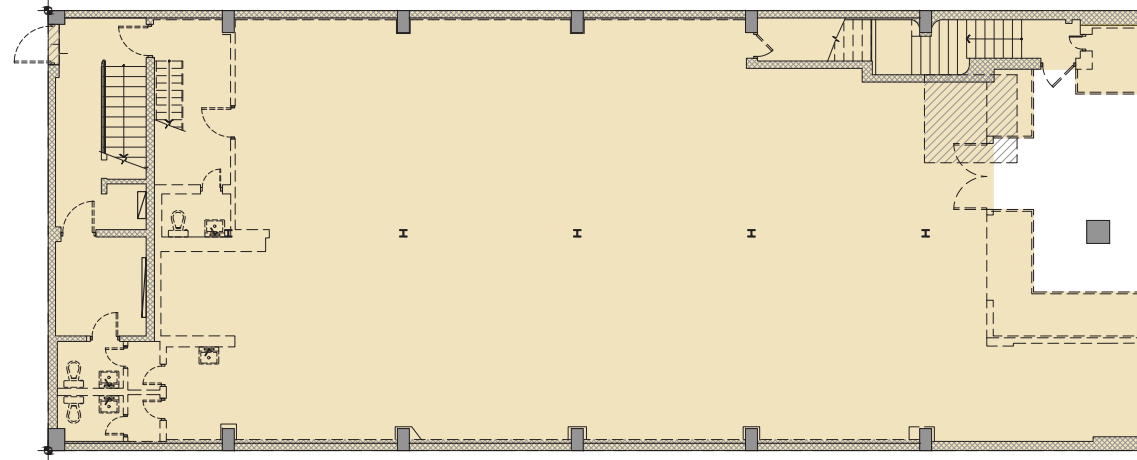
Digitally signed
by Jose L
Gomez
Date:
2026.02.06
15:35:13 -05'00'

DWG. TITLE	ZONING INFORMATION
SCALE	N.T.S.
PROJECT NO.	
DATE	2024-13
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A-005



01 PROPOSED GROUND
3,886 S.F.



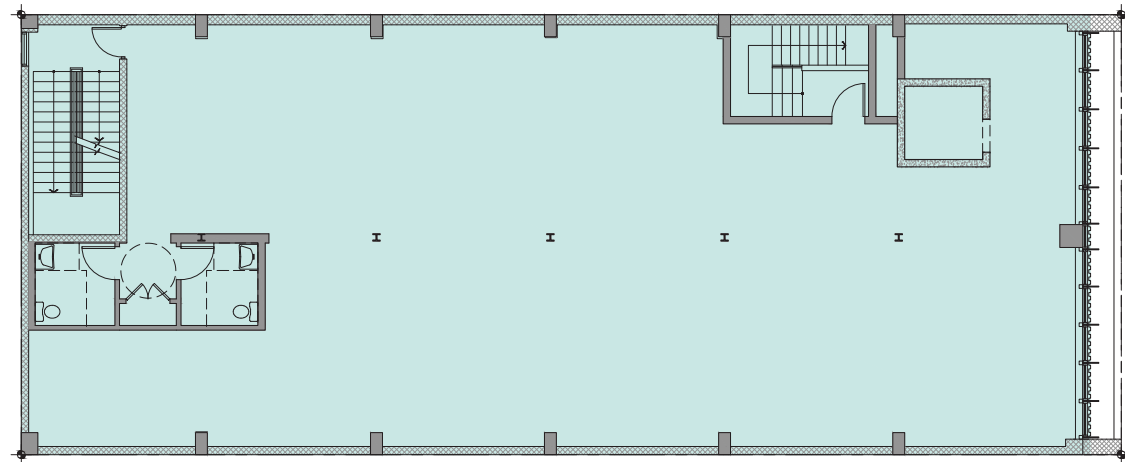
04 EXISTING GROUND
3,780 S.F.

FLOOR AREA

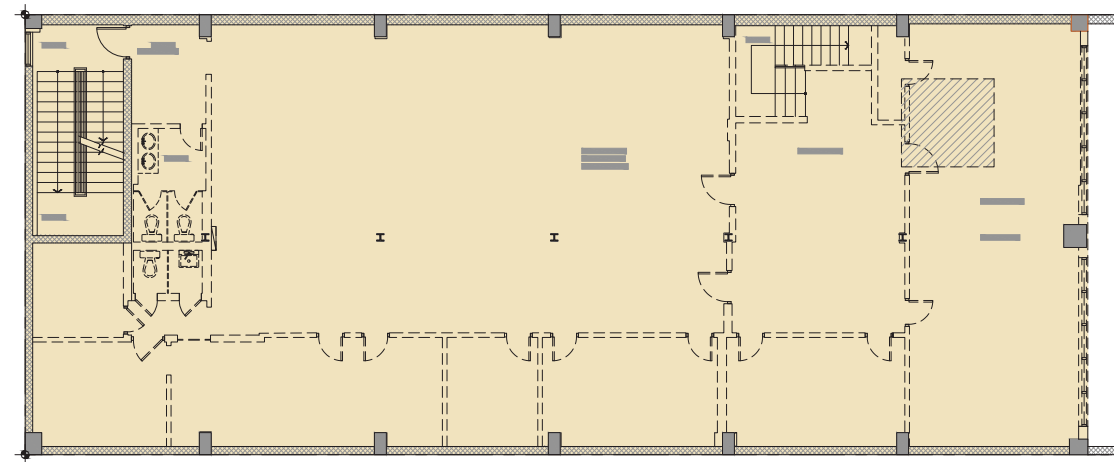
EXISTING FLOOR AREA
8,334 S.F. (2.08 FAR)

PROPOSED FLOOR AREA
8,462 S.F. (2.12 FAR)

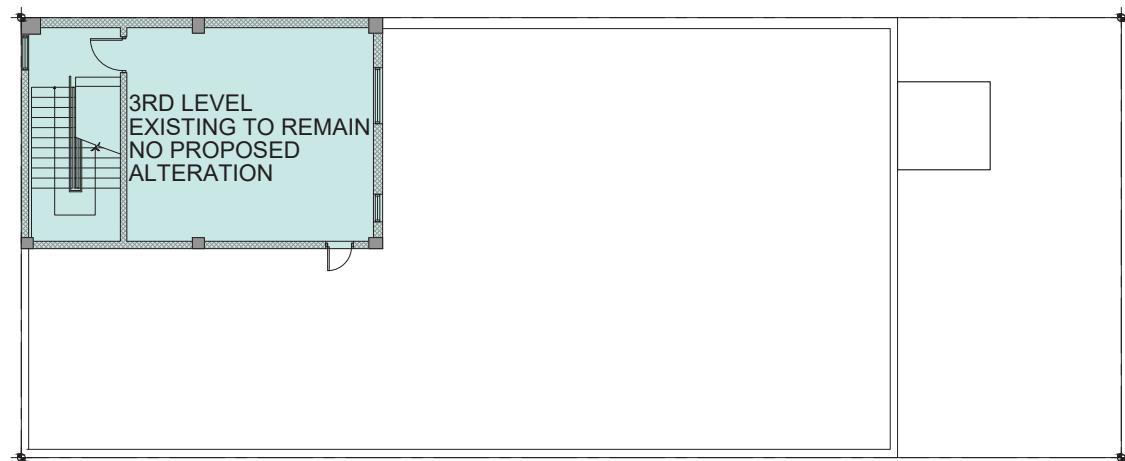
MAX. ALLOWED FLOOR AREA
11,000 S.F. (2.75 FAR)



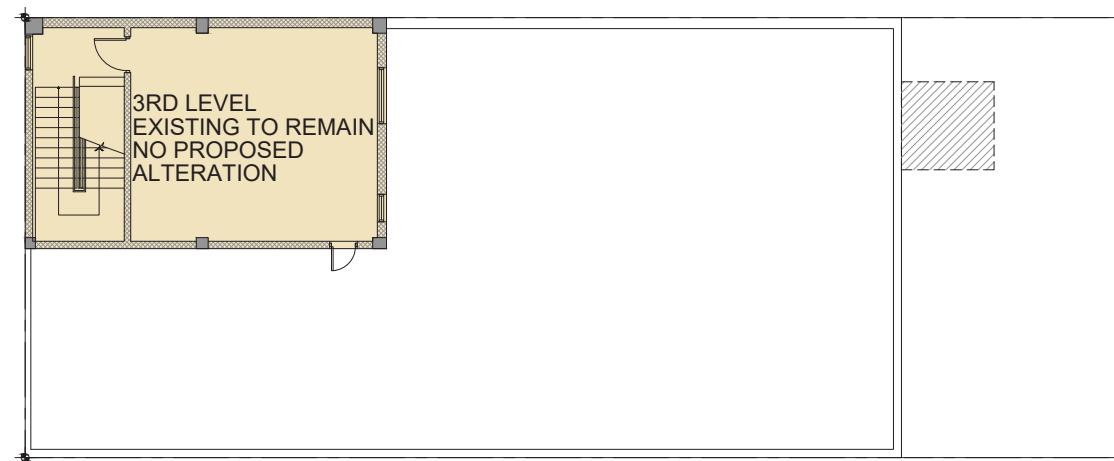
02 PROPOSED SECOND
3,886 S.F.



05 EXISTING SECOND
3,864 S.F.



03 3RD LEVEL
690 S.F.



06 3RD LEVEL
690 S.F.

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DWG. TITLE	FLOOR AREA DIAGRAM
SCALE	VARIES
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STREET VIEW



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DWG. TITLE	AERIAL VIEWS
SCALE	N.T.S.
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PHOTO DATED 05-28-2025



Feb 3, 2026 at 11:54:27 AM
298 Lincoln Rd
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United States



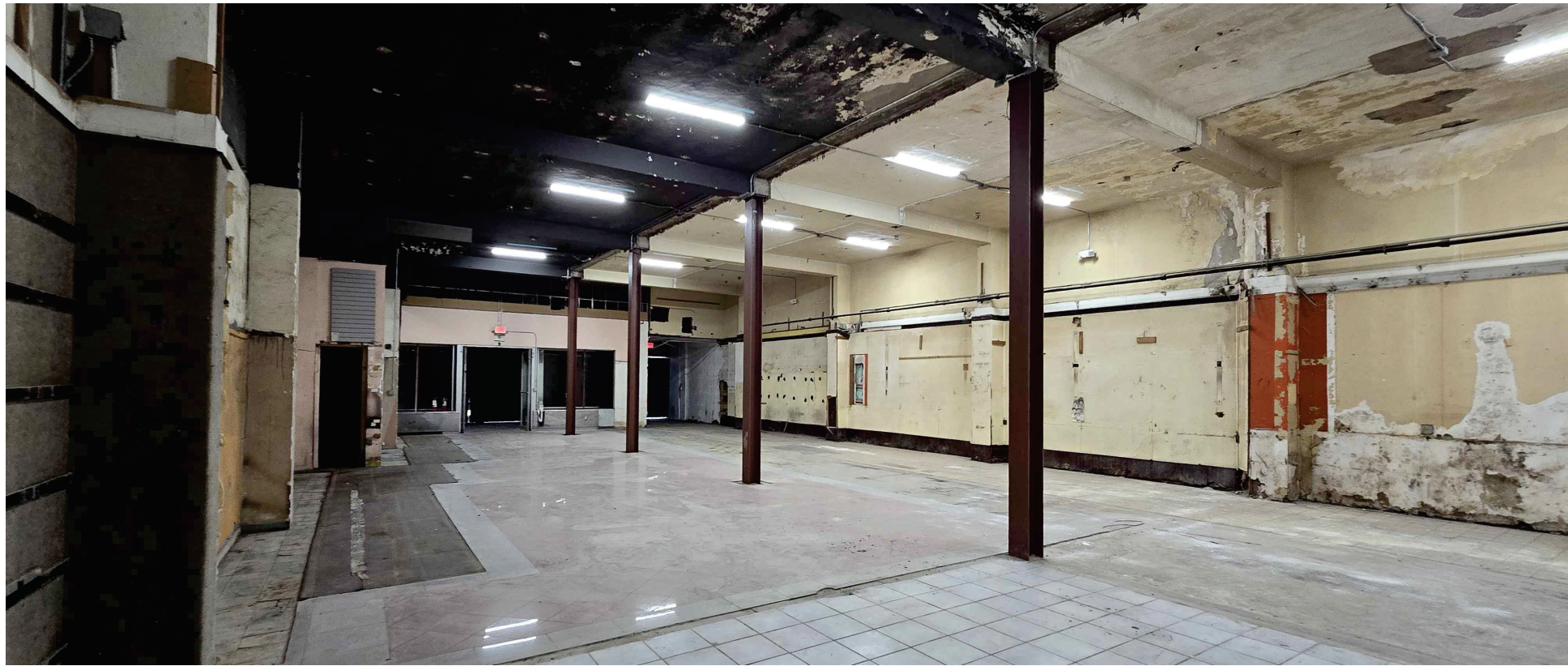
Feb 3, 2026 at 11:54:13 AM
298 Lincoln Rd
Miami Beach FL 33139
United States

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298 LINCOLN RD
MIAMI BEACH, FL 33139

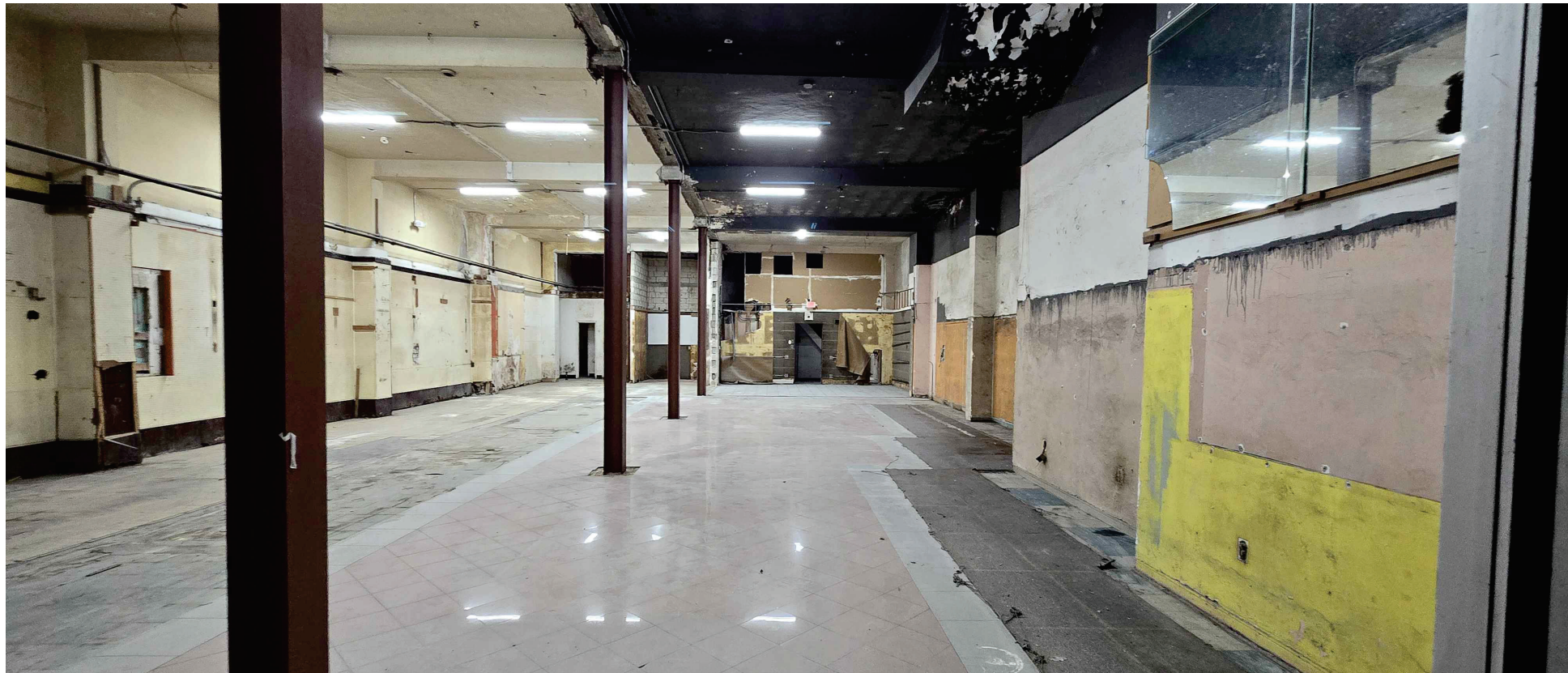


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SCALE	VARIES
PROJECT NO.	
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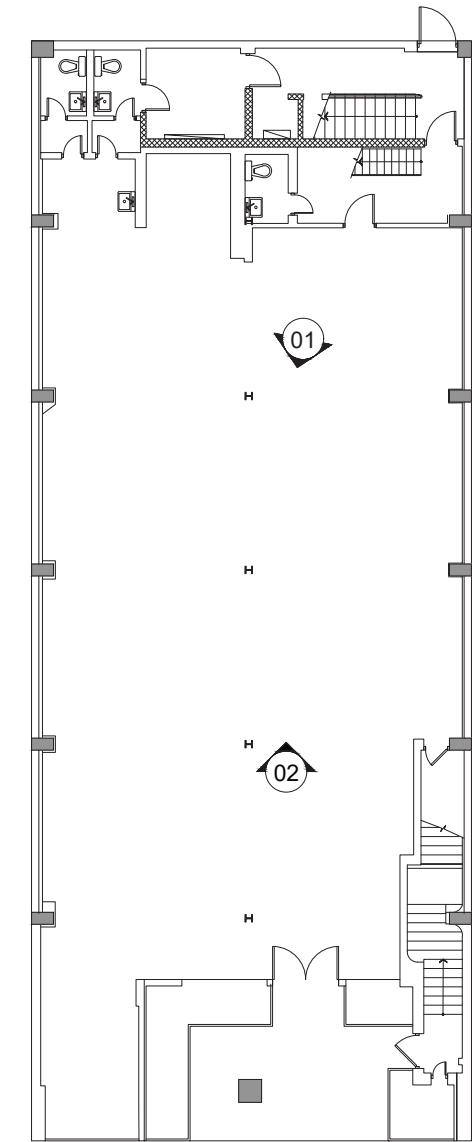
A-008



01 PHOTO DATED 05-28-2025



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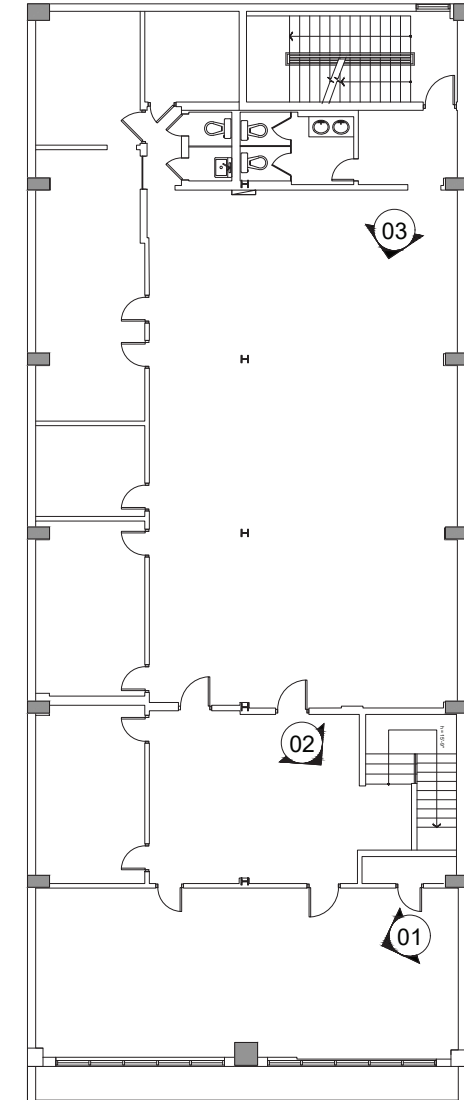
01 PHOTO DATED 05-28-2025



03 PHOTO DATED 05-28-2025



02 PHOTO DATED 05-28-2025



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